

April 1989 adopt.

# 1 Introduction

## Scope and Role of the Resource Management Element

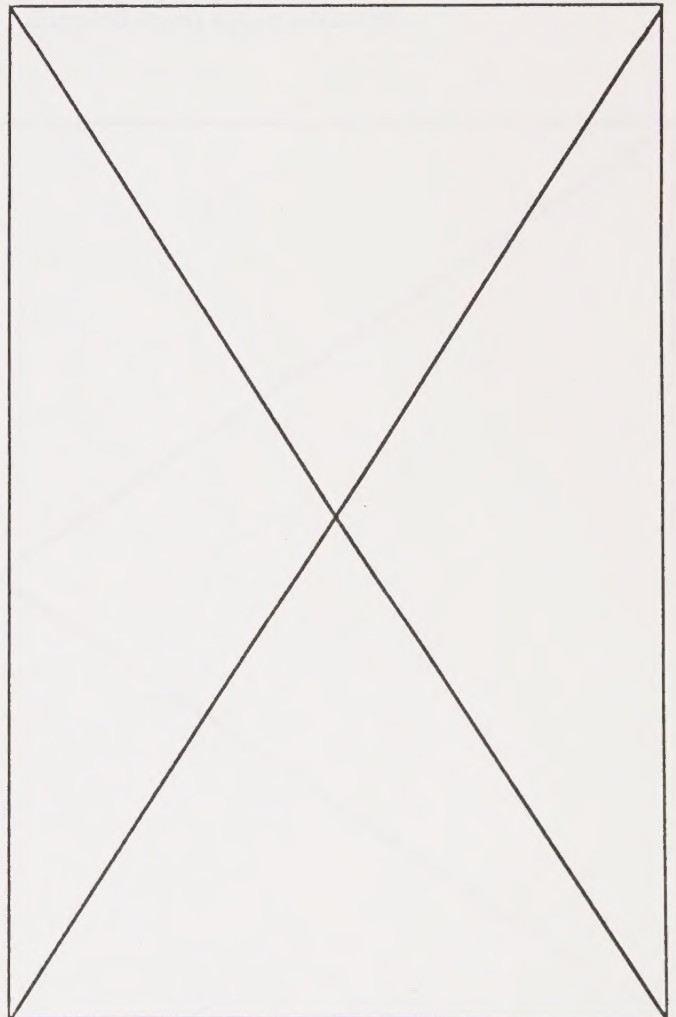
Resource protection and environmental preservation are terms often associated with the environmental movement of the 1960's and 1970's. Up until then, natural resources were generally seen as inexhaustible, and depletion of resources such as forests, wildlife, open space, air and water continued at an alarming rate. As development expanded, air and water pollution problems increased and open space, and forested areas decreased. The movement towards environmental consciousness was experienced at all levels of government, from the federal down to the municipal.

In response, both federal and state legislation was passed during the 1960's and 1970's to preserve and conserve these resources to ensure that they were available for future generations. The Legislative History section will provide a brief overview of the legislation passed during this time. All branches of government responded in some degree, to the environmental crisis. The Environmental Protection Agency was formed to by Presidential Order in 1970 to establish pollution control standards and provide funding for pollution control projects. State planning, zoning and development laws were amended to make provisions for conservation, scenic highway, and open space elements. The sixties and seventies were truly a time of heightened environmental consciousness. In the 1980's, environmental issues are still prevalent, but often overlooked, because they do not receive the media attention they did a decade or two ago. Continuing efforts by federal and state legislators, however, have resulted in continuing amendments to existing environmental laws as well as the formulation of new laws.

The urban pattern of development in Daly City often precludes one from realizing the wealth of natural and cultural resources in the City and its surrounding area. The conservation and preservation of natural resources such as forests, agricultural soils, minerals, and harbors and fisheries, are not relevant to the Daly City area at this time. Decisions to deplete agricultural and mineral resources occurred decades ago, when these resources were abundant and the City was small community surrounded by farms and pastures with deep ravines and spring fed lakes. Daly City, over time, has been developed primarily as an urban area, therefore, the discussion is limited to natural resources including air, water, vegetation and wildlife, and cultural resources including historic resources, archaeological resources and visual quality. This is not to construe, however,

that there are no remaining resources worth managing in the Daly City area. San Bruno Mountain and the Daly City Coastline provide some of the greatest natural and archaeological resources in the County. Older portions of Daly City reflect the architectural styles of a bygone era, and remind us of the historical events that have made Daly City what it is today. Therefore, it is of great importance that the remaining resources are carefully managed, to ensure that the spirit of environmental and historic preservation is upheld and that future generations can enjoy these precious resources.

The Resource Management Element addresses the issues of resource conservation and open space preservation through the adoption of specific objectives and policies. Since the preservation of open space is closely tied to the conservation of such resources as vegetation, and wildlife, the Resource Management Element contains both the Conservation and Open Space Elements of the General Plan as required by State Law. In addition to the required discussion of the conservation of natural resources, the Resource Management Element also addresses cultural resources.







## State Planning Law

The Resource Management Element consists of the Conservation Element and Open Space Element as required by State Planning Law. State Planning, Zoning and Development Law and State General Plan Guidelines provide direction for municipalities preparing the required General Plan Elements.

Section 65302(d) makes specific reference to the content of the Conservation Element and indicates that Conservation Elements shall:

*"Address the conservation, development and utilization of natural resources, including but not limited to; water, forests, soils, rivers, harbors, fisheries, wildlife and minerals."*

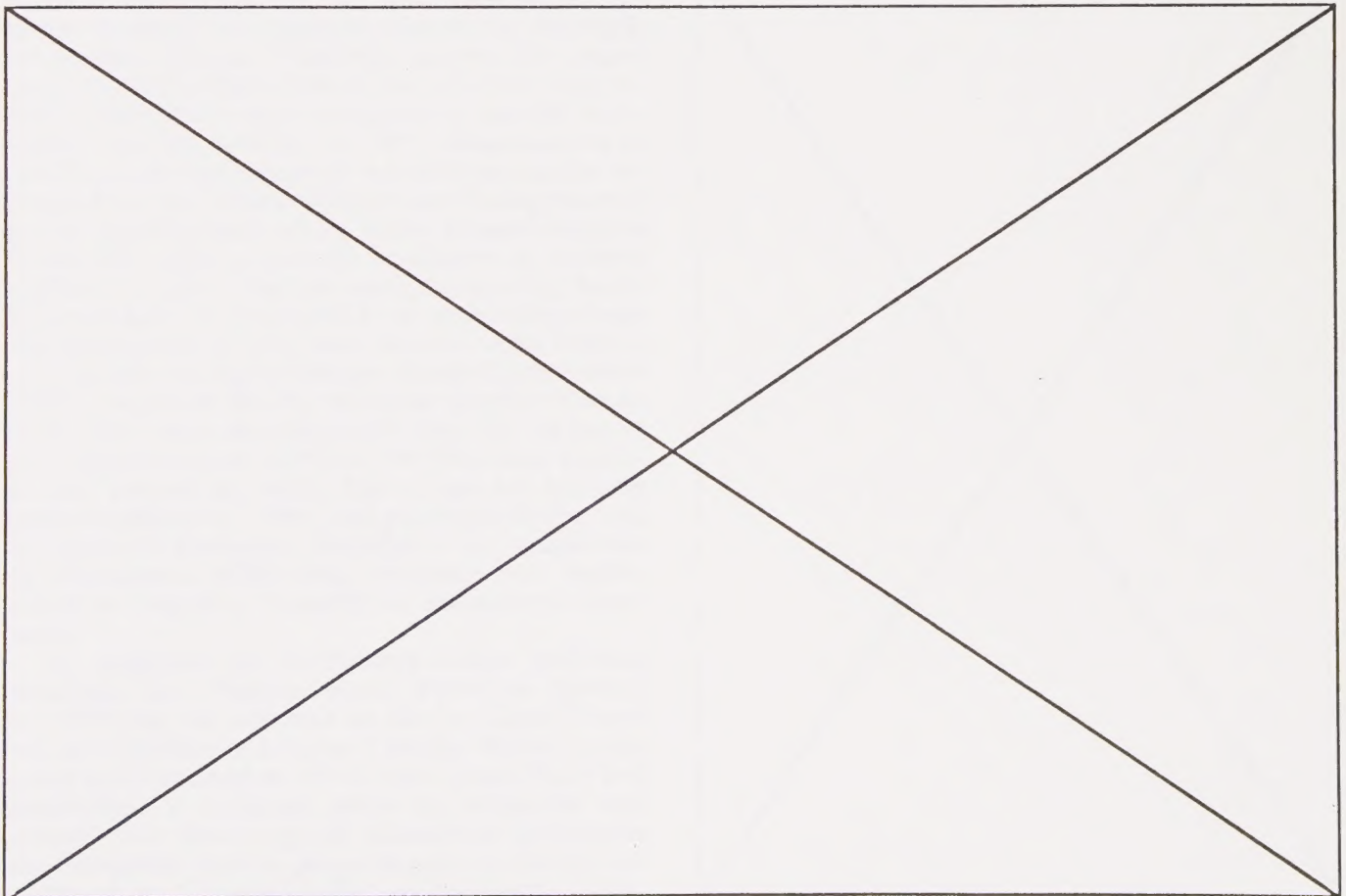
The requirement for, and the content, objectives, and intent of the Open Space Element are addressed in Government Code Sections 65302(e) and 65560-65567. Section 65302(e) mandates that every municipality shall include an Open Space Element in their General Plan. Sections 65560-65567 are specific sections of the code which define open space and give direction with regard to the content and objectives of the Element. Sections 65560(a) and 65563 are concerned with the requirement of an Open Space

Element and the time frame in which that requirement must be met. Section 65560(b)(1-4) defines open space land as:

*"Any parcel or area of land or water which is essentially unimproved and devoted to an open space use as defined in this section, and which is designated on a local, regional or state open space plan as any of the following;"*

- ☐ Open space for the preservation of natural resources.
- ☐ Open space used for the managed production of resources.
- ☐ Open space for outdoor recreation.
- ☐ Open space for public health and safety.

Section 65561(a-e) specifies the findings and declarations as to the need for open space, whereas Section 65564 requires that every open space element must contain an action program consisting of specific programs for implementation of the policies outlined in the Element. Sections 65566 and 65567 state that actions within a municipality must be consistent with the adopted open space element.



1. The first part of the paper discusses the importance of the research and the objectives of the study.

2. The second part of the paper describes the methodology used in the study, including the data collection and analysis techniques.

3. The third part of the paper presents the results of the study, including the findings and conclusions.

4. The fourth part of the paper discusses the implications of the study and the future research directions.

5. The fifth part of the paper provides a summary of the study and the key findings.

6. The sixth part of the paper discusses the limitations of the study and the potential biases.

7. The seventh part of the paper provides a conclusion and the key findings of the study.

8. The eighth part of the paper discusses the implications of the study and the future research directions.

9. The ninth part of the paper provides a summary of the study and the key findings.

10. The tenth part of the paper discusses the limitations of the study and the potential biases.

11. The eleventh part of the paper provides a conclusion and the key findings of the study.

12. The twelfth part of the paper discusses the implications of the study and the future research directions.

13. The thirteenth part of the paper provides a summary of the study and the key findings.

14. The fourteenth part of the paper discusses the limitations of the study and the potential biases.

15. The fifteenth part of the paper provides a conclusion and the key findings of the study.

16. The sixteenth part of the paper discusses the implications of the study and the future research directions.

17. The seventeenth part of the paper provides a summary of the study and the key findings.

18. The eighteenth part of the paper discusses the limitations of the study and the potential biases.

19. The nineteenth part of the paper provides a conclusion and the key findings of the study.

20. The twentieth part of the paper discusses the implications of the study and the future research directions.

21. The twenty-first part of the paper provides a summary of the study and the key findings.

22. The twenty-second part of the paper discusses the limitations of the study and the potential biases.

23. The twenty-third part of the paper provides a conclusion and the key findings of the study.

24. The twenty-fourth part of the paper discusses the implications of the study and the future research directions.

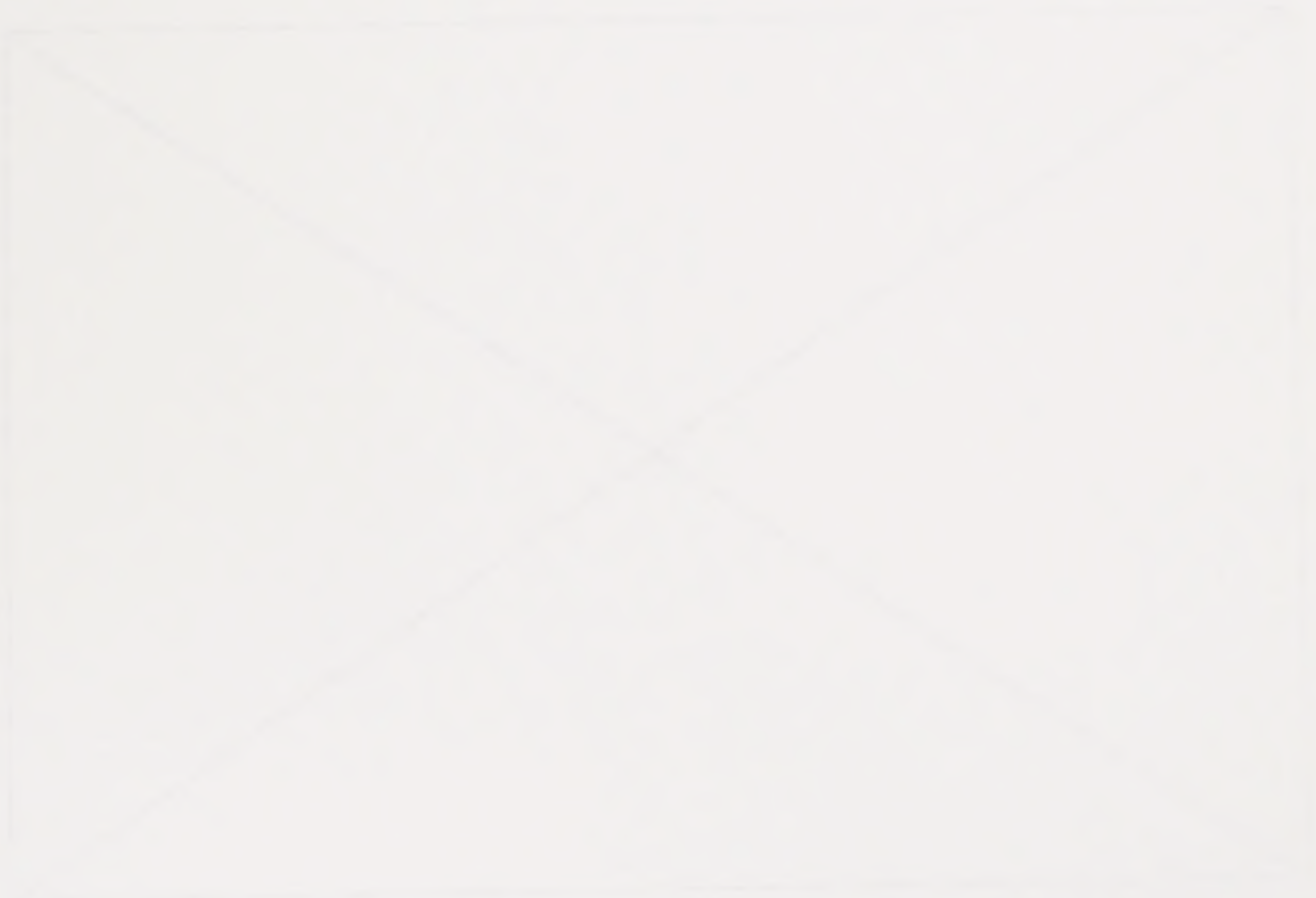
25. The twenty-fifth part of the paper provides a summary of the study and the key findings.

26. The twenty-sixth part of the paper discusses the limitations of the study and the potential biases.

27. The twenty-seventh part of the paper provides a conclusion and the key findings of the study.

28. The twenty-eighth part of the paper discusses the implications of the study and the future research directions.

29. The twenty-ninth part of the paper provides a summary of the study and the key findings.





## 2 Background Information

### Legislative History

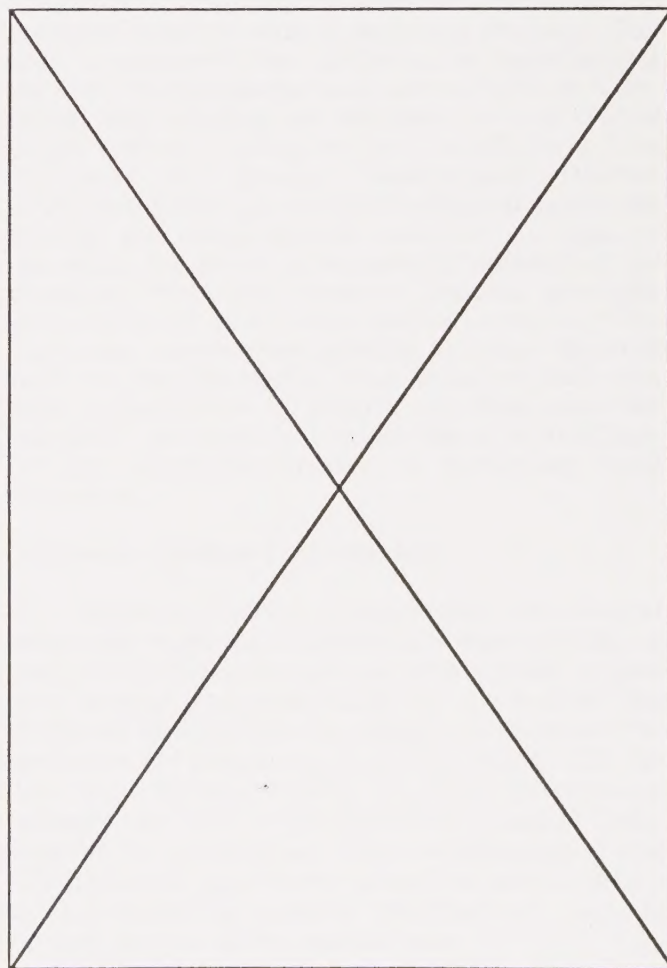
Numerous laws have been enacted over the past four decades to preserve the environment and its natural resources. Legislation, to control increasing air and water pollution, was passed as early as the 1940's and 1950's. The media focus on environmental issues in the late 1960's and early 1970's, however, had the most dramatic impact with regard to the environment, as it resulted in new federal and state legislation being passed to promote environmental preservation and the conservation of natural resources. Environmental legislation was passed not only to control air and water pollution, but also to preserve coastal resources, rare and endangered species of plants and animals and to examine the overall impact of development on the environment. The intent of this section is to familiarize the reader with the federal and state legislation that is most relevant to resource management issues in Daly City.

Two statutes, the Federal Clean Air Act and California's Mulford-Carrell Act were enacted in 1967 to regulate and reduce air pollution by establishing effective air pollution control programs. The Clean Air Act was amended in 1970, at the same time the Environmental Protection Agency (EPA) was formed. Pursuant to the amendments to the Act, the EPA established National Ambient Air Quality Standards (NAAQS) for air pollutants. California, under the provisions of the Mulford-Carrell Act of 1967, had already established more stringent air quality standards than the NAAQS. In 1977, amendments to the Clean Air Act directed the EPA to require individual states, where NAAQS were being exceeded, to develop and adopt State Implementation Plans (SIP) which identify strategies to achieve NAAQS by 1987. The Bay Area Air Quality Management District (BAAQMD), in conjunction with the Association of Bay Area Governments (ABAG) and the Metropolitan Transportation Commission (MTC), prepared the Bay Area Air Quality Plan in 1979 that was incorporated into the required State Implementation Plan. The Plan was updated and revised in 1982. The Clean Air Act was again amended in 1984, and pursuant to the Act, the National Emission Standards for Hazardous Air Pollutants (NESHAPS) Program was established to regulate hazardous substance emissions.

In response to increasing water pollution problems, the Federal Water Pollution Control Act (FWCPA), as referred to as the Clean Water Act, and California's Porter Cologne Water Quality Act were enacted in 1970. The Clean Water Act established a national policy to eliminate and prohibit the discharge of hazardous pollutants into navigable waters. Amendments to the Act established the National Pollutant Discharge Elimination

System (NPDES) which requires a permit to be obtained prior to discharging a pollutant into navigable water. NPDES permits are regulated either by the Environmental Protection Agency (EPA) or a State having a certified FWCPA program, such as California. Under the direction of the Porter-Cologne Water Quality Act, and the Clean Water Act, California established the State Water Resources Control Board (SWRCB) which functions as the designated state water pollution control agency for all purposes under the FWCPA. The SWRCB has the overall responsibility for developing and implementing a statewide policy for water quality maintenance of groundwater and surface water, as well as ensuring statewide uniformity in siting, operation and closure of waste disposal sites. To supplement the SWRCB, nine Regional Water Quality Control Boards (RWQCB) were created under the Act with the purpose of establishing water quality objectives for their respective regions.

Increasing pressures to develop land along the nations coastal areas led to the passage of the federal Coastal Zone Management Act of 1972 (CZMA), to ensure that coastal resources were protected and managed appropriately. The CZMA provided policy direction as well as finan-







cial incentive assistance to States with coastal frontage to prepare their own respective coastal management programs. In 1972, the California Coastal Initiative established temporary coastal commissions to regulate coastal development and prepare the California Coastal Zone Conservation Plan as well as served as the basis for the California Coastal Act of 1976. Pursuant to CZMA requirements, the California Coastal Management Program (CCMP) implements the policies outlined in the California Coastal Act.

The National Environmental Policy Act of 1969 (NEPA) established policies and procedures for assessing Environmental Impacts. The intent of the Act was to ensure that environmental information was made available to public officials, so that they would be better prepared to make decisions. The Act requires that an assessment of the impacts on the environment must be prepared for any federal, state or local government action that utilizes federal funds. Under provisions of the Act, an Environmental Impact Statement (EIS) must be prepared if any significant environmental impacts are identified as a result of the environmental assessment. The EIS must contain a discussion of the significant impacts as well as alternatives to the proposal that would avoid or minimize these impacts. The environmental consequences of an action, however, only must be considered and actions which can significantly impact the environment can be implemented.

The California Environmental Quality Act (CEQA) was enacted in 1970, about one year after NEPA was established at the federal level. CEQA is similar to NEPA in that its intent was to make public agency officials aware of the environmental implications of their decisions. It is also similar in that an Environmental Impact Report (EIR) required under CEQA is similar to the EIS required under NEPA. The similarities between CEQA and NEPA, however, end here. Unlike NEPA, which is essentially procedural in nature and allows agencies to ignore the environmental implications of their decisions, CEQA requires that agencies adopt feasible alternatives or measures that mitigate any significant environmental impacts that are identified. Under CEQA, an initial study must be prepared to identify significant environmental impacts. A negative declaration can be prepared if no impacts are identified or if identified impacts can be reduced by specific mitigation measures. If significant impacts are identified, and cannot be substantially mitigated, an EIR must be prepared. EIR's must contain: a description of the proposed action and its environmental setting; a discussion of any significant environmental impacts; identification of impacts that are unavoidable; mitigation measures to minimize identified impacts; alternatives to the proposed action; a discussion of the relationship between short-term use and long-term productivity; and a discussion of the growth inducing impacts of the proposed action.

## Relationship to Other Jurisdictions

### Federal

#### Environmental Protection Agency (EPA)

The Environmental Protection Agency was created in 1970 by presidential order to protect the nation's environment. Fifteen units from existing agencies and departments were consolidated into a single agency. The EPA established compliance standards for air and water pollution levels. The EPA also provides funding for State and local government pollution control projects, and monitors those projects which receive federal funding. The EPA established the National Ambient Air Quality Standards for air pollution control and the National Pollutant Discharge Elimination System permit program for water pollution control. The EPA is also responsible for the review and approval of State Implementation Plans, which identify strategies to meet federal air pollution standards.

### State

#### Air Resources Board (ARB)

California's ARB is responsible for administering the State's motor vehicle pollution program. The ARB administers the program by establishing emission standards for any new car sold in California, and requires car manufacturers to install proper controls and to test and certify them. The Bay Area Air Quality Management District (BAAQMD) is the agency primarily responsible for directly enforcing federal ambient air quality standards for direct or stationary sources of air pollution. The ARB, however, retains oversight authority over stationary source controls. The ARB also administers grants to local districts such as the BAAQMD, and together with the State Department of Health Services and the BAAQMD, implements the provisions of the Tanner Bill, which is directed at controlling toxic emissions.

#### California Coastal Commission

The California Coastal Commission and several temporary regional commissions were formed to process coastal development permits and review local coastal programs (LCP) as a result of the California Coastal Act. Local governments are responsible for preparing and adopting a LCP for their area. Once adopted, the local government submits the LCP to the California Coastal Commission for certification. After certification of the LCP, the local government assumes responsibility for administering coastal development permits for that portion of the coastal zone.



# THE HISTORY OF THE CITY OF BOSTON

BY  
JOSEPH NEALE

IN TWO VOLUMES.

The first volume of this history of the city of Boston, from its first settlement to the year 1780, is now published. It contains a full and accurate account of the early history of the city, and of the various events which have taken place since its first settlement. The second volume, which is now in the press, will contain the history of the city from the year 1780 to the present time. It will also contain a full and accurate account of the various events which have taken place since the year 1780.

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The Coastal Commission certified Daly City's Coastal Plan on March 14, 1984. The Coastal Commission, however, retains limited responsibilities after certification of the LCP. The Commission retains permit jurisdiction in areas such as state tidelands, submerged lands, public trust lands and uncertified geographic areas; hears appeals from local actions on appealable developments; determines jurisdiction in cases where a local determination is questioned or challenged; enforces permits issued before LCP certification; and reviews projects for federal consistency. The Coastal Commission also reviews all LCP amendments. LCP amendments are needed whenever a LCP is revised or altered. The Coastal Commission also functions as the designated state agency which reviews federal consistency statements on federal activities which have effects on coastal resources.

### **State Department of Parks and Recreation**

The State Department of Parks and Recreation is responsible for monitoring the State Park Bond Grant and issues grant monies to local municipalities for the construction of parks and recreational facilities. The Department is responsible for administering the Robert-Z'berg Park Bond Act and the Proposition 70 Park Bond Act and makes recommendations to the State Legislature on the appropriation of grant funds. The Department is also responsible for reviewing the plans and specifications of all parks and recreational facility projects to be constructed with grant money. Three projects in Daly City, the Hillside Park Clubhouse construction, Bayshore Heights Park and War Memorial Community Center repairs, are partially funded with State Park Grant money.

## **Regional**

### **Colma Creek Flood Control District**

The Colma Creek Flood Control District was formed in 1974 and is one of several local districts within the San Mateo County Flood Control District. The District was formed to levy assessments on benefitting properties within the Colma Creek Watershed for flood control improvements. The San Mateo County Board of Supervisors

functions as the local district's Board of Directors and is responsible for reviewing and approving creek improvement projects funded by the District. Improvements include the widening and lining of the creek from Daly City to its bay outlet. Improvements in the channel have started at the bay outlet in South San Francisco and are moving westward towards Daly City. Three areas in Daly City are affected by the assessment district: the Hillside and Serramonte neighborhoods and Unincorporated Colma where the BART tail track extension is located.

### **Bay Area Air Quality Management District (BAAQMD)**

The BAAQMD is responsible for monitoring and enforcing the state and federal ambient air quality standards and hazardous pollutant emission standards for the nine county Bay Area. The BAAQMD reviews environmental documents under the National Environmental Quality Act and California Environmental Quality Act for "stationary and mobile sources" of air contaminants. The BAAQMD, however, only exercises permit control for stationary sources of air contaminants. The BAAQMD reviews Environmental Impact Reports prepared for projects in Daly City that contain sections on air quality impacts. The BAAQMD also prepares publications such as "Air Quality and Urban Development Guidelines for Assessing Impacts of Projects and Plans" which help local jurisdictions, such as Daly City, assess air quality impacts.

### **Regional Water Quality Control Board (RWQCB), San Francisco Bay Region**

The San Francisco Bay RWQCB functions under the statewide policy established by the State Water Resources Control Board (SWRCB). The San Francisco Bay RWQCB is responsible for establishing water quality objectives for the San Francisco Bay Area, enforces policies created by the SWRCB and issues NPDES permits in the Bay region. The RWQCB is also responsible for issuing permits to agencies using reclaimed wastewater for irrigation purposes. The NPDES permit issued to the North San Mateo County Sanitation District to operate the wastewater treatment plant was issued by the San Francisco Bay RWQCB.





# 3 Resource Identification and Assessment

This section of the Resource Management Element seeks to identify and assess the various natural and cultural resources present in the Daly City area. The identification and assessment of resources is critical to resource management. Natural and cultural resources must be identified so that provisions for the conservation and preservation of those resources can be made.

Natural resources are defined as:

*Resources present in the natural environment that could continue to exist without intervention by humans, but have the potential to be either depleted, eliminated, or preserved by humans.*

Cultural resources are defined as:

*Resources created by humans, that, through events and places located within an area, describe the historic events that have contributed to the present culture of the City.*

Natural resources discussed include: water; air; open space; and vegetation and wildlife. Cultural resources discussed include: visual quality; historic resources; archaeological resources. Visual resources, however, can be considered a combination of natural and cultural resources. This is due to the visual qualities associated with natural landscapes, man-made landscapes and architectural design.

As stated previously stated in Chapter 1 of the element, the management of resources is concerned with two principles; conservation and preservation. The conservation of resources is based on the principles of wise-use. These principles promote the efficient use of resources by placing restrictions on that use, so that the resources are not degraded or depleted to the point of elimination. The preservation of resources, while closely associated to conservation, directs efforts towards saving a particular resource and prohibiting, rather than restricting the use of that resource. For example, the conservation of water allows use of the resource, but restricts the amount of water, so that water resources are not severely depleted or eliminated. On the other hand, preservation of open space prohibits development in areas designated as open space so as to preserve the natural characteristics inherent to the area.

## Water Resources

Up until the drought in 1976 and 1977 and the current water shortage, most people viewed water as an unlimited resource. Recent shortages in

supply, caused by declining rainfall levels and increasing demand for water, has resulted in increased water use and mandatory conservation practices. The past and present shortages have resulted in an alteration of peoples attitudes towards the use of water. In Daly City, water is used for many different purposes including domestic commercial and irrigation use. The majority of water, however, is used by the residential sector for drinking, cooking and irrigation. Since water is one of the most important and finite natural resources, determining the existing and future supply and demand should receive priority attention. The following discussion focuses on the existing and projected supply and demand scenario in Daly City as well as an assessment of water quality and the identification of floodprone areas in the City. A Water Master Plan for the City is about to be prepared. This study will examine in detail, the existing and projected supply and demand of the water system.

## Water System Supply and Demand

### Daly City Aquifer

Underground areas where water is located are referred to as **aquifers**. The Daly City aquifer is the groundwater source for Daly City. The aquifer is thought to be approximately 1.5 to 2.5 miles wide and 5 miles long, with the northern limits of the aquifer in the Sunset District in San Francisco, the southern limits in San Bruno, the Santa Cruz Mountains forming the western boundary, and the eastern boundary is San Bruno Mountain. The location of the Daly City aquifer is illustrated on Map 1.1.

Groundwater levels are increased periodically through groundwater **recharge**. Aquifer recharge can occur either naturally or artificially. **Natural recharge** occurs through the infiltration of surface water either as a direct result of the percolation of rainfall or indirectly by water from lakes, streams or creeks. **Artificial recharge** is accomplished through direct injection of wells or the use of spreading basins, often referred to as percolation ponds. **Impervious surfaces**, created by covering the soil with pavement or structures, restricts the percolation of surface water, thereby limiting aquifer recharge. Colma Creek and Lake Merced contribute to the natural recharge of the aquifer, while a majority of the natural recharge of the aquifer occurs through the golf courses in Daly City and the cemeteries located in Colma. There is currently no method of artificial recharge, such as percolation ponds or injection wells, of the Daly City aquifer. Since Daly City is an urban area with little open space, the lack of pervious surfaces contribute to a reduction in natural recharge.





## Map 1.1 Water Resources





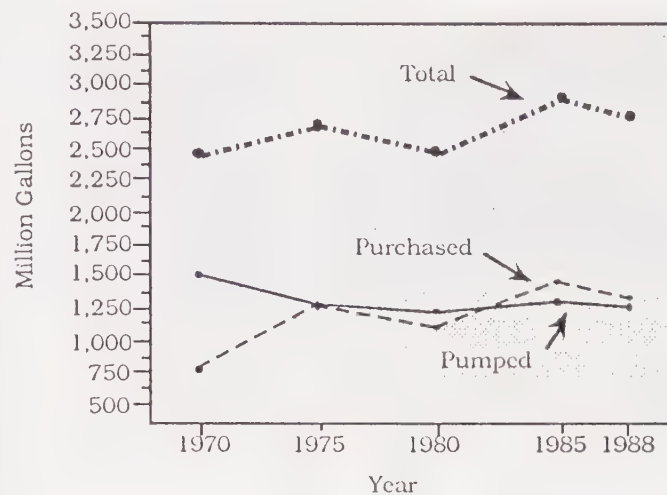
While the aquifer serves Daly City, it also serves the communities of Colma, South San Francisco and San Bruno. The amount of water that can be withdrawn annually from an aquifer without producing an undesirable result is considered the **safe yield**. When safe yield is exceeded, it is referred to as **overdraft**. Continuous overdrafting of an aquifer is referred to as **water mining**. A groundwater investigation conducted in 1972 indicated that usage exceeded the safe yield of the aquifer by almost 900 percent, resulting in water mining of the aquifer. Since then, the results of the that study have come under question, as the prediction of a serious drop in aquifer levels has not occurred. In order to better understand the reasons why the previous study has proven to be inaccurate, the City is preparing a new study of the aquifer. Overdrafting an aquifer can result in the degradation of water quality, increased supply cost, salt water intrusion in coastal areas and/or the lowering of land elevation. The City is currently conducting a complete groundwater investigation to determine aquifer capacity, assess the safe yield of the aquifer and determine whether the aquifer is being overdrafted.

### Existing Supply and Demand

Daly City receives its water supply from two sources: groundwater from city wells, and surface water purchased from the San Francisco Water Department (SFWD). Groundwater wells furnish the city with a constant water supply, while surface water is purchased in variable amounts to meet fluctuating demands. The City currently operates nine wells capable of producing approximately 4 million gallons per day. Water from both sources is blended, pumped to concrete or steel ground-level storage reservoirs, and finally distributed throughout the City by a grid system of approximately 190 miles of primary water mains. The locations of the nine wells are illustrated on Map 1.1 on page \*\*. The total amount of water which is distributed annually is often measured in million gallons and is referred to as **Total Annual Production**. In 1988, total water production in the City equalled 2,808 million gallons (MG), with approximately 49% of the water being groundwater and the remaining 51% percent being purchased from the SFWD.

Figure 3.1 below compares the amount of water purchased to the amount of water pumped (groundwater) by the City during the period between 1970 and 1988. The figure indicates that the City has become increasingly dependent on

Figure 3.1  
Comparison of Water Sources Amount  
Purchased vs. Amount Pumped



purchased water as the amount of water purchased has increased 88% over this eighteen year period. The amount of groundwater and purchased water, however, varies depending on the season. In summer months, purchased water can contribute almost sixty percent to total production, but in winter months the contribution of purchased water and groundwater to total production is about equal. Water demand is often measured in terms of gallons per capita per day, and is referred to as Per Capita Demand. Per Capita Demand is defined as the amount of water used per person over a period of time, usually a year. Based on an estimated population of 84,894 persons in 1988, production of 2,808 MG of water resulted in the use of 91 gallons per capita per day (gpcd). Per capita use and total annual production figures for the years 1970-1988, are presented in Table 3.1.

Table 3.1  
Historical Water Use, 1970-1988

Year	Estimated Population (1)	Average Per Capita Use (gpcd)	Total Annual Production (MG)(2)
1970	66,922	103	2,520
1971	68,089	100	2,489
1972	69,256	99	2,503
1973	70,424	99	2,555
1974	71,591	101	2,639
1975	72,758	103	2,748
1976	73,925	107	2,889
1977	75,092	72	1,976
1978	76,260	81	2,267
1979	77,427	88	2,479
1980	78,594	89	2,549
1981	78,700	91	2,607
1982	78,730	91	2,622
1983	79,259	97	2,810
1984	80,374	101	2,963
1985	81,037	100	2,956
1986	82,134	102	3,056
1987	82,543	103	3,095
1988	84,894	91	2,808

Sources: (1) 1970-1980: Daly City Urban Water Management Plan, October 1985; 1981-1988: Daly City Housing Element, November 1987

(2) Dept. of Water/Wastewater Resources, March, 1989

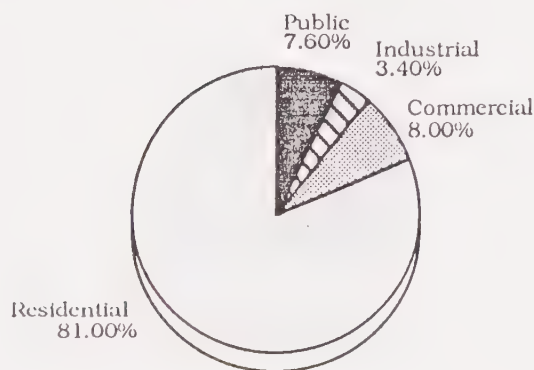




Table 3.1 indicates that total annual production and average per capita use during the early and mid 1970s increased until the year 1977, then dropped dramatically as a direct result of the drought California was experiencing at that time. Total annual production and average per capita use since 1979, however, has climbed back to pre-drought levels. This fluctuating trend is illustrated below in Figure 3.2.

Over the nineteen year period between 1970 and 1988, the City's average per capita use has been approximately 96 gpcd. This figure is considered extremely low for an urban area. Several factors contribute to the relatively low figure. These include: the City's cool climate; the dense pattern of development in the City resulting in small lot sizes and minimal landscaping; and the small amount of industrial and commercial water use. Of these three factors, increases in commercial and industrial water use would have the greatest increase in average per capita use because it contributes to overall system demand but does not result in an increase in population as residential uses would. Figure 3.3 illustrates water use in Daly City by each respective land use category.

Figure 3.3  
Daly City Water Use  
by Land Use Category



Source: Daly City Urban Water Management Plan, Leadshill-Herkenhoff, Inc. October 1985

Figure 3.3 indicates that residential uses place the greatest demand on the water system, comprising over 80 percent of the demand, com-

pared to the State average of 65 percent. However, due to the high density of residential development and limited landscaping area per household in Daly City, per capita demand remains relatively low. Daly City's combined industrial/

commercial use of 11 percent is considerably below the State average of 27 percent and reflects an unbalanced land use pattern.

### Future Demand

Future water requirements for the City have been estimated by combining population projection estimates contained in the 1987 Hous-

ing Element with per capita use estimates from the 1985 Daly City Urban Water Management Plan (Leadshill-Herkenhoff, Inc.). Historically, residential uses were the major water users in Daly City as indicated above. Therefore, assumptions in the Urban Water Management Plan did not anticipate non-residential uses to contribute as significantly as residential uses to future demand and estimates of future demand focused on increases in the City's population. The City increased emphasis on economic development, however, could result in non-residential uses playing a greater part in future demand. Table 3.2 contains a linear projection of Daly City's estimated future demand for the years 1990-2005, in terms of total annual production and average per capita demand. As previously noted, the City is initiating the preparation of a Water Master Plan to more adequately assess the City's current and future supply and demand and the results of this study could result in changes to the figures presented below.

Table 3.2  
Projected Water Requirements 1990-2005

Year	Population [1]	Per Capita Demand (gpcd)[2]	Total Annual Production (MG)
1990	93,400	104	3,545
1995	93,800	104	3,561
2000	92,400	105	3,541
2005	92,700	105	3,553

Sources: [1] Daly City Housing Element, November 1987  
[2] Daly City Urban Water Management Plan, Oct. 1985  
Note: Population figures include all areas within Daly City's sphere of influence

Figure 3.2  
Historical Water Use 1970-1988

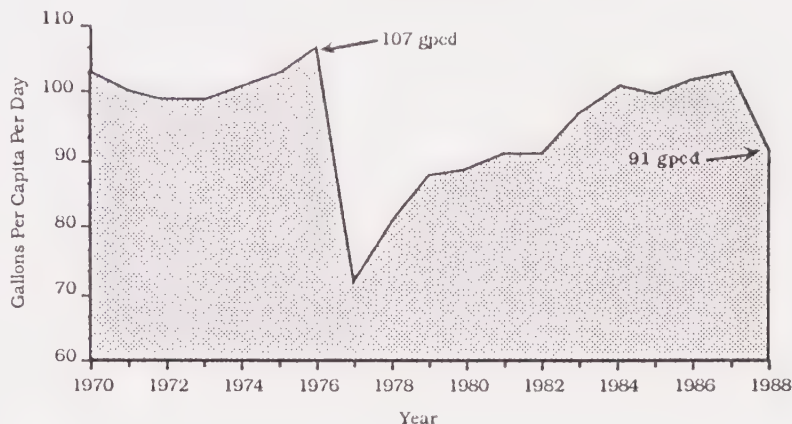






Table 3.2 indicates that total annual production will increase initially between the years 1990 and 1995 and then decrease slightly by the year 2005 as a result of the expected decrease in population. Per capita demand, however, will continue to increase slightly until the year 2005. Total annual production estimates presented above are based on estimated per capita demand. Projected increases in per capita demand are based on two factors: 1) decrease in public awareness and efficient water use habits that were prevalent during the drought; 2) the expected trend towards fewer persons per household;

During the California drought in the late 1970s, water conservation was mandatory and people were aware of the water shortage problem. After the drought, in the early 1980s, most people abandoned many of the efficient water conservation measures they employed during those drought years. The projections of per capita demand projections were prepared in 1985 when water was not in short supply and are based on the assumption of a limited water conservation effort. This trend has changed, however, as a result of the water shortage that occurred in the winter of 1987/88.

The projections were also prepared assuming an expected trend towards fewer persons per household. Findings in the 1987 Housing Element, however, indicate that the estimated population per household has been increasing steadily since 1982 and has only declined slightly between the final 1986 and initial 1987 estimates. Final 1987 estimates indicate an increase in persons per household, while initial 1988 estimates indicate a slight decline. Therefore, no trend towards fewer persons per household has been established. While an increase in household population should reduce per capita demand, per capita demand between 1986 and 1987 has increased, as illustrated previously in Figure 3.2.

Three factors could effect these per capita demand estimates: 1) mandatory water conservation as a result of a water shortage; 2) increased commercial and industrial development in the City; and 3) increases in household population. In May 1988, the City initiated a water conservation program as a result of the 25% reduction in water purchased from San Francisco. The programs effectiveness will have the greatest overall effect on per capita demand. If the program is effective, per capita demand should begin to decrease. Immediate changes in per capita demand will be difficult to determine, however, as well as what the permanent and lasting effects of such changes are.

Increased commercial and industrial development in the City could result in an increase in per capita demand as it contributes to water demand but does not directly increase population in the service area. In light of the emphasis on economic development in the City, increases in

commercial and possibly industrial development could become a reality, resulting in an increase in per capita demand.

The third factor, an increase in the number of persons per household, would result in a reduction in per capita demand. Estimates prepared by the State Department of Finance, for the period between 1986 and 1988, have indicated a fluctuating trend in per household population figures. If population per household figures begin to increase, per capita demand would be reduced; if they begin to decrease, then per capita will increase. These factors and their effect on future demand, will be addressed in the upcoming preparation of the Water Management Plan for the City.

## Water Quality

There have been occurrences where aquifer water has exceeded the California State Department of Health Services limits for nitrate levels. Overall water quality in Daly City is good, however, since well water from different wells is both blended together and with purchased water to meet state health requirements. Since the City will continue to increasingly rely on purchased water from San Francisco, due to anticipated decreases in aquifer levels, it is expected that overall water quality will remain good.

## Floodprone Areas

Daly City, as a whole, does not have major flooding problems. The entire City has been designated as Flood Hazard Zone C by the Federal Insurance Administration and has been assigned community number 060317. A flood hazard rating of C means that no 100 year flood hazard areas are located within the city limits of Daly City. The Citys Engineering Division, as well as the 1983 Vista Grande and 1986 Bayshore Storm Drainage Studies prepared by Kennedy/Jenks Engineers, however, identified several areas in the City which do experience localized flooding. Localized flooding in these areas is directly related to the inadequacy of the storm drainage system in that area, the capacity of Colma Creek or topographic low points which have inadequate drainage characteristics. The location of areas prone to localized flooding are illustrated on Map 1.1 on page \*\*.

## Air Resources

The overall quality of life in Daly City is directly related to air quality. Significant amounts of air pollution are unsightly and result in health hazards for residents. The advent and increased use of the automobile has made the greatest contri-





button to the deterioration of air quality in the Bay Area. While air resources are generally viewed at a regional level, local governmental decisions can contribute to deterioration of local air quality as well as regional air quality. The following sections will focus on the quality of the air within the Daly City area and its relationship to the regional air quality situation. The first section provides narrative definitions of air resource terminology and major air pollutants. The remaining sections contain discussions of the factors affecting air quality, existing air quality at both the local and regional levels, sources of air pollution, adverse effects associated with air pollution and the potential air quality impacts associated with the implementation of the General Plan.

## Air Resource Terminology

Federal and State Legislatures have passed legislation resulting in Ambient Air Quality Standards for major air pollutants such as carbon monoxide, nitrogen dioxide and ozone. The Clean Air Act allows states to adopt more stringent standards than those specified in the Act. California has adopted more stringent standards. These air quality standards prescribe the level of a pollutant that cannot be exceeded during a specific time usually one, eight or twenty-four hour period within a specific area. The State Air Resources Board is responsible for establishing these specific areas, which are referred to as Air Basins. Air Basins meeting federal ambient air quality standards are considered Attainment Areas, and those that do not are Non-attainment Areas.

Under the Clean Air Act, areas that do not meet federal ambient air quality standards must prepare an Air Quality Management Plan outlining the measures that need to be undertaken to meet the federal and state standards. The Bay Area Air Quality Management District is the agency responsible for preparing the plan. In addition to the preparation of the plan, the BAAQMD is also responsible for regulating Point or Stationary Sources of air pollution. Stationary sources include: manufacturing and chemical plants; oil refineries; and construction sites. Other types of air pollution, such as vehicle emissions, are often referred to as Mobile Sources of air pollution.

The climate and topography of an area have a greatest effect on the formation of air pollution. In valley areas that are sheltered by mountains on both sides, air pollutants are trapped and accumulate in high concentrations. Air pollutants are trapped when a layer of warmer air lies above a layer of cooler air. This forms an Inversion. There are two types of inversions, Subsidence inversions and Radiation inversions. Subsidence inversions usually occur in the summer months, when air heats as it moves downward and it comes in contact with cooler air. Radiation inversions are more common in the winter months

when the air temperature is reduced as it comes in contact with the colder ground area at night. While these inversions generally occur during either the summer or winter seasons, both of these inversions may occur in the fall and create even higher pollution levels.

## Air Pollutants

The following narrative describes the different air pollutants regulated by federal and state legislature, as well as hazardous pollutants regulated by the BAAQMD. The Federal and State Ambient Air Quality Standards for these major air pollutants are contained in Table 3.3 on page \*\*.

Small particles of dust, ash, smoke and aerosols that remain suspended in the air for extended periods of time are referred to as Suspended Particulates. Particulate matter is created by both natural sources, such as wind-blown dust and pollen, as well as man-made sources, such as vehicles, roads and industrial and agricultural practices. In terms of air quality standards, this type of air pollution is reported as Total Suspended Particulates (TSP). State standards, however, were revised in 1984 to reflect the change in the way that suspended particulate matter is measured. The method of measurement was changed from the previous Total Suspended Particulate standard to the P.M. 10 standard. The P.M. 10 standard only quantifies particulates less than 10 microns in size. This is different from the TSP standard which quantifies all particulate matter regardless of size.

One of the most common and toxic of all air pollutants is Carbon Monoxide. Carbon monoxide is an odorless, invisible gas formed by the incomplete combustion of carbon-containing substances such as gasoline. Gasoline powered vehicles contribute to approximately 92% of all carbon monoxide emissions in the Bay Area.

Nitrogen Dioxide is a brown-colored toxic gas, noticeable in the Bay Area as a reddish-brown haze. It is one of two oxides of nitrogen formed by combustion, the other being Nitric Oxide. Automobiles and industry are the major contributors to the formation of oxides of nitrogen. The evaporation of paints, inks, solvents or gasoline, as well as the burning of fuels or organic materials, result in the formation of Organic Gases. Photochemical oxidants are formed in the atmosphere during a chemical reaction between nitric oxide (which is converted to nitrogen dioxide during the reaction), organic gases and sunshine. Ozone, a colorless gas, is the most prevalent of all photochemical oxidants; and, unlike other air pollutants, is not directly emitted into the atmosphere. Photochemical reactions that form these oxidants occur to a greater degree in areas where inversion layers trap the pollutants. The automobile contributes to 39% of the organic gases and 45% of the nitrogen oxides that are responsible for the formation of ozone.



Sulfur dioxide is also a colorless gas, but has a strong, irritating odor. The odor, which is similar to rotten eggs, is most noticeable around oil refineries, power plants and sewage treatment plants. Sulfur dioxide (when oxidized to sulfur trioxide), in combination with nitrogen oxides, is responsible for the creation of acid rain.

Hazardous Pollutants are air pollutants that are highly toxic but relatively uncommon. These pollutants, while not regulated by ambient air quality standards, are regulated and enforced by the BAAQMD through NESHAPS emissions standards. Hazardous pollutants currently regulated by the District include: asbestos, beryllium, mercury, benzene and vinyl chloride.

## Factors Affecting Air Quality

### Climate

Daly City's climate is characterized by cool summers and mild winters with rainfall being usually light and infrequent. Temperatures in Daly City range from the mid 40s in the winter months to the high 60s on the warmest days, with an annual average temperature of 56.8 Fahrenheit. Daly City's climate is also dominated by the persistent cool onshore breezes and the high frequency of fog and low coastal clouds, especially during the summer months of July and August. This results in summertime weather conditions prevailing during the months of September and October. During warmer months, the onshore breezes vary from approximately eight miles per hour in the morning to eighteen miles per hour during the late afternoon. Winter winds, on the other hand, vary from four miles per hour during the night to eight miles per hour during the day. While the temperature remains fairly constant during the year, due to the moderating effect of the cool onshore winds, rainfall is considerably more variable and falls almost exclusively from late October to early May. Rainfall in Daly City generally averages between 18 and 20 inches per year. The combination of onshore winds and fog help to reduce the opportunity for subsidence inversions to form and photochemical reactions to occur, thus air quality remains good.

### Topography

Daly City's topography is dominated by rolling hills with the lowest elevation occurring at sea level and the highest elevation being 770 feet above sea level.

While the lowest elevation occurs at sea level, most development along the coast is on coastal bluffs ranging in elevation from 300 to 600 feet above sea level. The highest elevation in Daly City occurs in the eastern portion of the City which straddles San Bruno Mountain. The majority of the City is located between San Bruno Mountains eastern foothills and the coastal bluffs, with the exception of the Crocker, Southern Hills and Bayshore neighborhoods, which are located on the northern foothills of San Bruno Mountain. The lack of a sheltered valley in the Daly City area also prohibits inversions from forming, and contributes to good air quality.

## Existing Air Quality

### Local Air Quality

The combination of strong, cool, onshore breezes and varied topography have the greatest overall effect on air quality within the Daly City Area. Due to the clearing effect of the onshore winds and the close proximity to the coast, the air quality is generally excellent during a majority of the year. Localized monitoring of air quality at the San Francisco monitoring station at 900 23rd Street, the station closest to Daly City, indicates that this area is an attainment area for all federal ambient air standards except carbon monoxide (CO). The state standards for daily total suspended particulates (TSP) and carbon monoxide are the only standards that have been exceeded at this station. The frequency with which the TSP standard is exceeded is low enough to meet state air quality standards whereas the CO levels exceed both state and federal standards. Table 3.3 contains air quality data from the San Francisco station for the years 1980 to 1986. Please note that information with regard to the number of days that total suspended particulates exceeded

Table 3.3  
Air Quality Monitoring Study

Air Pollutant	National Standard	Calif. Standard	Year					
			1982	1983	1984	1985	1986	1987
<b>Ozone</b>								
1-Hour (ppm)	0.12	0.10	0.08	0.13	0.10	0.09	0.07	0.09
# of days standard exceeded			0	1	0	0	0	0
<b>Carbon Monoxide</b>								
8-Hour (ppm)	9.00	9.00	9.10	5.10	10.80	15.00	12.60	10.00
# of days standard exceeded			1	0	1	3	2	1
<b>Nitrogen Dioxide</b>								
1-Hour (ppm)	—	0.25	0.13	0.13	0.14	0.12	0.11	0.15
# of days standard exceeded			0	0	0	0	0	0
<b>Sulfur Dioxide</b>								
24-Hour (ppm)	0.140	0.050	0.012	0.018	0.030	0.032	0.010	0.010
# of days standard exceeded			0	0	0	0	0	0
<b>Total Suspended Particulates</b>								
AGM (ug/m <sup>3</sup> *m)	60.00	50.00	57.00	55.00	60.00	62.00	52.00	45.00
# of days standard exceeded (F)			0	0	1	1	0	0
# of days standard exceeded (S)			3	4	N/A	N/A	N/A	N/A

Notes: ppm= parts per million ug/m<sup>3</sup>\*m= micrograms per cubic meter

F= Federal S= State AGM= Annual Geometric Mean

\* Number of days exceeded means a specific day during that year

1982-85 Data from 23rd St. station

1986-87 Data from new station on Arkansas St.





the state standards is not available between the years 1984 and 1986. This is a result of the State changing to the P.M. 10 standard which quantifies suspended particulate matter by size rather than the number of total suspended particulates. For 1988, federal standards have also been changed to the P.M. 10 standard.

Background level carbon monoxide maps prepared by the BAAQMD provide a more accurate representation of average CO emission levels in Daly City. According to these maps, the 1984 eight hour background values for Daly City, expressed in parts per million (ppm), ranged from 3.0 ppm west of Interstate 280 to 6.0 ppm east of Interstate 280. Future estimates, based on the 1984 values, indicate that CO levels will be reduced to 3.0 ppm for the entire City by 1987.

### **Regional Air Quality**

Daly City is located in the San Francisco Bay Area Air Basin, which is considered a non-attainment area for the federal ambient air quality standards of ozone, carbon monoxide and total suspended particulates. The San Francisco Bay Area Air Basin includes all seven Bay Area counties. Of the seven counties, Santa Clara County is the only non-attainment area for total suspended particulates due to the frequency which the standard for TSP is exceeded. Areas located more inland than Daly City experience summer subsidence inversions, which allow for the creation of ozone, a major air pollutant. The entire Air Basin, however, is considered a non-attainment area for ozone. A second type of inversion, winter radiation inversions, in conjunction with heavy concentrations of traffic, help form hot spots of carbon monoxide. Three areas within the Air Basin, (San Jose, Vallejo, and Oakland) are non-attainment areas for carbon monoxide. The occurrence of these two types of inversions are the major reason why the Bay Area Air Basin is a non-attainment area for carbon monoxide, ozone and total suspended particulates.

### **Air Pollution Sources and Sensitive Receptors**

#### **Air Pollution Sources**

In Daly City, vehicle emissions and construction activities are considered to be the primary contributors to increases in air pollution levels. The 1982 BAAQMD inventory of stationary sources of air pollution within the Bay Area Air Basin did not identify any major stationary sources of air pollution within Daly City's city limits.

Although no major stationary sources were identified in the inventory, minor stationary sources of air pollution do exist in Daly City. These include: the North San Mateo County Sanitation District wastewater treatment plant; gas stations and auto repair shops; greenhouses and

new construction sites. The wastewater treatment plant is primarily responsible for sulfur dioxide emissions, while auto repair shops and gas stations are primarily responsible for automobile emissions which result in increases in nitrogen dioxide, carbon monoxide and ozone levels. Construction activities are also responsible for similar types of combustion emissions. In addition to construction equipment emissions, construction activities create on-site and off-site dust emissions which result in increases in localized total suspended particulate levels. Other sources of air pollution, such as: evaporative emissions from gasoline, paints, solvents or cleaning products; and increased use of public utilities and infrastructure such as sewage treatment and solid waste disposal facilities, are related to construction activities. Construction activities, however, are considered temporary contributors to air pollution levels and are less significant than vehicle emissions.

#### **Sensitive Receptors**

Sensitive receptors are defined by the BAAQMD as those facilities most likely to be used by the elderly, children, chronically or acutely ill, or persons with particular sensitivity to air pollution. Sites with concentrations of sensitive receptors in Daly City include: schools; Seton Hospital; elderly care facilities; and convalescent homes.

### **Adverse Air Pollution Effects**

#### **Health**

Exposure to high concentrations of air pollution can have detrimental effects on human health. Air pollution contributes to the cause or aggravation of such medical conditions as respiratory infection, bronchitis, emphysema, bronchial asthma and lung cancer. While air pollution is known to adversely affect human health, research is still being conducted to determine the seriousness of its harmful effects.

Certain air pollutants, however, have more specific effects on human health. High levels of suspended particulates, for example, result in the aggravation of heart and lung disease symptoms. Carbon monoxide, in high concentrations, is known to reduce the amount of oxygen in the blood, which results in a reduction in lung capacity, heart problems for chronically ill persons and the impairment of mental abilities. High levels of either ozone, nitrogen dioxide or sulfur dioxide can contribute to eye irritation, bronchitis and lung tissue damage.

#### **Visibility Reduction**

While the detrimental effect of air pollution on human health is considered the most serious problem associated with air pollution, visibility





reduction is the most obvious problem related to air pollution. Nitrogen dioxide, ozone and suspended particulates are the air pollutants primarily responsible for a reduction in visibility. Other factors, such as the amount of moisture in the air, the volume of air available to disperse particulate matter, and seasonal changes in weather, also play major roles in visibility reduction. The amount of total suspended particulates in the air has the most influence on visibility reduction. Colder temperatures and a reduction in the amount of sunlight during winter months, inhibits the creation of subsidence inversions and ozone. Warmer temperatures during the summer months, however, facilitate the creation of ozone which then, in combination with the suspended particulates, contributes to a greater reduction in visibility.

### **Potential Air Quality Impacts**

This section contains a discussion on the potential air quality impacts associated with the implementation of the policies and programs outlined in the General Plan. Adverse impacts associated with the policies and programs of the Housing Element and Land Use Element are directly related to new construction and the related increase in traffic generation. The policies and programs of the Resource Management and Circulation Elements are directed towards compliance with and implementation of the regional Air Quality Plan.

#### **Adverse Impacts**

New development will contribute to increases in localized suspended particulate emissions from construction activities. Construction activities also contribute to localized increases in nitrogen dioxide, carbon monoxide and ozone levels. Suspended particulate emissions created during construction are associated with land clearing, blasting, ground excavation, cut and fill operations, and the construction of new facilities. New development will also result in greater amounts of traffic being generated in several areas, thereby increasing localized carbon monoxide, nitrogen dioxide and ozone levels. Policies and programs in the Housing and Land Use elements promote the construction of new residential and commercial uses as well as the redevelopment of older areas of the City. The degree to which new development impacts local and regional air quality is directly associated with the amount of traffic generated by these uses.

#### **Beneficial Impacts**

Since increases in traffic levels will have the greatest impact on air quality, policies and programs outlined in the Circulation Element are directed at reducing local and regional air quality

impacts, such as increased carbon monoxide emissions, by promoting the use, maintenance and expansion of alternative forms of transportation including public transit, paratransit and bicycles. Specific policies in the Circulation Element encourage the use of transportation system management techniques and the incorporation of mitigation measures as outlined in the BAAQMDs guidelines for evaluating the impact of projects and plans. Policies directed at increasing local job opportunities will help improve the jobs/housing balance in the City and result in a reduction in traffic congestion and associated air quality impacts.

### **Open Space**

Since Daly City has been developed at high residential densities over the years, open space is one of the most precious and limited natural resources in the City. Existing open space areas in Daly City, however, make significant contributions to the overall health of the community. Major open space areas in the City include: San Bruno Mountain; large stands of mature trees bordering development; two city-wide serving parks; and the coastal bluffs along the Pacific Ocean. Open space, for the purposes of this element, has been divided into two categories; 1) Open Space as a Natural Resource and; 2) Recreational Open Space.

#### **Open Space as a Natural Resource**

Although Daly City is considered a densely developed city, with only limited amounts of open space, approximately 397 acres will remain preserved as open space. Open space areas that function as a natural resource have been designated as Open Space Preservation in the Land Use Element of the General Plan. These areas are a conglomeration of vacant parcels that, because of environmental constraints such as steep slopes and unstable soils, and prohibitive development costs such as nonexistent access or lack of infrastructure, have limited development potential. In addition, areas identified as Environmentally Sensitive Habitat in the Daly City Coastal Element have been given this designation.

Planned developments along the foothills of San Bruno Mountain, including Village in the Park, Pointe Pacific and South Hills Estates, also contain areas designated as Open Space Preservation. Portions of these open space areas are designated Butterfly Habitat and were required to be dedicated as open space by the San Bruno Mountain Habitat Conservation Plan. In addition, the Serramonte Ridge planned development and the Savage School site contain areas designated as Open Space Preservation. The open space portions of these parcels are primarily steep slopes where development potential and use is limited.



Although areas designated as Open Space Preservation function primarily as non-usable open space, portions of the coastal bluffs and beaches provide limited recreational opportunities for Daly City residents. These areas have not been designated as recreational open space because they do not contain any recreational improvements such as playground equipment, benches etc. One example is the Mussel Rock area, which is located along the coastline, but is not a developed park and functions primarily as a natural resource due to or because of the environmentally sensitive habitat area on the bluffs surrounding the park. While the Mussel Rock Park area is currently undeveloped, the potential exists for the portions of the area to be developed as a park facility. Although it is the City's position that the area should be included within the Golden Gate National Recreation Area (GGNRA), due to its close proximity to other lands within the GGNRA, it shall remain as preserved open space until resources become available to develop it as a park site. The future development of the area as a park could include such amenities as an environmental interpretation center, San Andreas Fault Visitors Center and an Oholone Indians information center as well as traditional park facilities.

## Open Space for Public Health and Safety

The a majority of the acreage identified in the previous section has also been retained as open space for public health and safety reasons. Some of these areas, the coastal bluffs, and foothills of San Bruno Mountain are characterized by steep slopes and unstable soils. A series of landslides have occurred along both the northern and southern portions of the coast, triggered by both heavy rainfall and earthquakes. The San Andreas Fault is located in the southern coastal area and runs through the Mussel Rock area out into the Pacific Ocean. Earthquakes along the fault have resulted in some slide activity on the coastal bluffs.

The entire coastline has been designated for Open Space Preservation to prohibit development from encroaching upon the steep bluffs. In addition, areas that are developed along the coastal bluffs are protected through the Resource Protection Combining District of the Zoning Ordinance. This combining district prohibits construction within fifty feet of a bluff, on a slope greater than thirty percent or where the vertical relief is ten feet or greater. The district also prohibits grading or filling operations except for

those required as drainage and erosion control measures and requires permanent vista corridors of at least five feet or fifteen percent of the lot, whichever is greater, for any development which occurs within the district.

Other areas in the City, including the Crocker and Hillside neighborhood foothills have also been designated as Open Space Preservation. This designation has assigned in these areas due to the presence of steep slopes. Although these areas are not protected by the Resource Protection Combining District, the extension of this district to these area is planned to occur in the future.

## Recreational Open Space

Recreational open space has been divided into two categories; public and private recreational open space. Public recreational open space consists of State, County and City parks, and city tot lots. Private recreational open space consists of private golf and country clubs which limit access only to members.

### Public

Thirteen municipal parks and twelve tot lots are located in Daly City, resulting in a total of 79.15 acres of public recreational open space. In addition to City parks, Thornton Beach State Park, a 48 acre park along the coastline, and San Bruno Mountain State and County Park, a 2,063 acre park located adjacent to the eastern-most boundary of the City, provide Daly City residents with regional park facilities. Thornton Beach State

Table 3.4  
Daly City Parks, Tot Lots and Recreational Facilities

PARKS			TOT LOTS		
Name	Size (in Acres)	Category	Name	Size (in Acres)	
Bayshore Heights Park	3.50	N	Alta Loma Tot Lot	0.11	
Bayshore Park	3.50	N	Ardendale Tot Lot	0.40	
Broderick-Terry Duel Site	3.19	N	Camelot Tot Lot	0.37	
Edgewood Park	1.00	S	Camco Ct. Tot Lot	0.30	
Frankfort Park	0.64	S	Canterbury Tot Lot	0.40	
Gellert Park	19.53	C	Hampshire Tot Lot	0.40	
Hillside Park	6.40	N	John Daly Tot Lot	0.18	
Lincoln Park	2.40	N	Longview Tot Lot	0.30	
Marchbanks Park	7.77	N	Lycett Tot Lot	0.59	
Northridge Park	1.31	S	Norwood Tot Lot	0.20	
Palisades Park	0.99	S	Polaris Tot Lot	0.20	
Westlake Park	10.44	C			
Westmoor Park	7.64	N			
<b>Subtotal:</b>	<b>68.31</b>		<b>Subtotal:</b>	<b>3.45</b>	
OTHER FACILITIES			UNDEVELOPED		
Name	Size (in Acres)		Name	Size (in Acres)	
Rio Verde Horseshoe pits	0.08		Mussel Rock Park	140.00	
Parkview Clubhouse	0.69				
War Memorial Comm. Center	2.09				
Margate Tennis Courts	4.53				
<b>Subtotal:</b>	<b>7.39</b>		<b>Daly City Total:</b>	<b>79.15</b>	

#### Category Definitions:

C = Citywide Park      N = Neighborhood Park

S = Subneighborhood Park

Source: Daly City Dept. of Parks and Recreation





Park has been closed to the public since 1983. The State is currently negotiating with the Federal Government to have the park included in the GGNRA. Table 3.4 on page \*\* contains a list of all the municipal parks and tot lots in Daly City, as well as other facilities such as tennis courts and community centers.

Daly City contains 79.15 acres of parks, tot lots and recreational facilities. San Bruno Mountain State and County Park, although not within the city limits, is accessible to Daly City residents and provides varied recreational facilities. School playgrounds also provide recreational open space opportunities, but have not been included in this figure because they are owned and regulated by their respective school district and are only available during limited periods of time. Map 2.1 on page \*\* illustrates the type and location of all parks and recreational facilities in Daly City. Table 3.5 below illustrates the relationship between a parks size, its service area, and its respective category. The previous Table 3.4 listed all parks according to the categories as listed in Table 3.5.

Table 3.5  
Public Open Space Service Area Radius

Open Space Category	Size In Acres	Service Area Radius in Miles
Citywide	≥10	1 / 2
Neighborhood	1— 9.9	1 / 4
Subneighborhood (Tot Lot)	<1	1 / 8

Service area radius and each of the respective park categories are defined below:

**Service Area Radius:** A facilities service area radius is based on the walking distance a person is most likely to travel to use the facility, the route to the facility, and is relative to the size of the facility. The larger a facility is in size the larger the respective service area and the longer, on the average, it allows to walk to the facility. Barriers to accessibility also shape a facilities service area. These barriers include: natural barriers such as steep slopes; or man-made barriers such as highways, busy intersections, lack of adequate pedestrian facilities or designated bicycle paths or routes, commercial areas and rail facilities such as BART. A facilities service area radius is not a measure of the deficiency of an area in terms of recreational facilities.

**Citywide serving facility:** Citywide facilities are those facilities that are greater than ten acres in size and have a service area radius of approximately one-half mile and are within an estimated walking time of approximately ten minutes. This category of facilities typically contains playground equipment, picnic facilities, ball diamonds, playing fields for various sports activities, tennis court, basketball court and handball are-

as, and have lighting for evening use. In addition, specialized activity centers such as gymnasiums and clubhouses and community centers that contain meeting or classroom space are generally located within these facilities.

Gellert Park, at almost twenty acres, is the largest of the municipal parks in Daly City and is considered to have a City-wide service area since it contains a variety of facilities including ball diamonds, playing fields, handball, basketball and tennis courts, picnic facilities and playground apparatus, as well as a clubhouse and the Serramonte Library. Westlake Park, at approximately ten acres, is also considered a city-wide serving facility as it contains a variety of indoor and outdoor facilities, including tennis courts, a fitness course, ball diamonds, a gymnasium, a community center and Doelger Senior Center. The City's Department of Parks and Recreation administrative offices are also located at this facility.

**Neighborhood serving facility:** Neighborhood serving facilities can be defined as facilities that are greater than one acre in size and less than ten acres in size, have a service area radius of approximately one-quarter mile and are within an estimated walking time of approximately five minutes. This type of facility typically contains playground equipment, picnic facilities, and open space areas at a smaller scale than that of a city-wide serving park. Specialized activity centers such as a clubhouse or community center are also located in these parks. Although most smaller neighborhood facilities do not have the space for playing fields, larger facilities may also contain areas for ball diamonds etc.

Six parks in Daly City, can be considered neighborhood-serving parks. Of these neighborhood facilities, Westmoor and Hillside parks, have softball diamonds and/or clubhouse facilities since they are larger size than the other three facilities. Because of this, these parks often have programs and activities that are city-wide in nature. One park site, The Broderick-Terry duel site, categorized as a neighborhood facility, does not contain many of the amenities a typical neighborhood facility does, but due to its size, 3.19 acres, was assigned this classification.

**Subneighborhood serving facility/Tot Lots:** Subneighborhood serving facilities are defined as facilities that are less than one acre in size, have a service area radius of approximately one-eighth mile and are within an estimated walking time of approximately two or three minutes. These facilities are commonly referred to as tot lots and contain playground apparatus and seating areas. Larger subneighborhood facilities might contain open space and picnic facilities as well as playground apparatus.

The majority of the subneighborhood open space areas in Daly City are tot lots, with the exception of Palisades, Frankfort, Northridge and Edgewood parks. Three of these parks are located





Map 2.1  
OPEN SPACE AND RECREATION



in the Coastal area of Daly City and provide small open space/field areas, and basketball courts in addition to playground apparatus. Most tot lots in Daly City are characterized by jungle gyms, swings, slides and small seating areas.

### **Bicycle Paths and Hiking Trails**

Bicycle paths and routes were identified in the Bikeways Map on page 83 of the Circulation Element. Policies with regards to the creation and maintenance of bike paths, as well as the improvement of bicycle access between residential, commercial and recreational land uses, were also included in the Circulation Element. The discussion on bicycles contained in the Circulation Element focused on the safety issues and transportation aspects of cycling in Daly City. Bicycle riding, however, is also viable recreational activity. The creation of location of new bike paths take into consideration the scenic aspects of the route as well as improving the access to recreational facilities and linkages to regional bicycle system in San Mateo County.

The City's pedestrian circulation system was also addressed in the Circulation Element and, as with the bike system, focused on the safety issues and transportation aspects of pedestrian activity in Daly City. Hiking trails in the Daly City area provide access to some of the most scenic areas in the City and are a viable recreational activity. As noted in both the Draft Resource Management Element and the Circulation Element, the development of a coastline trail will provide better access to one of Daly City's most scenic resources. In addition, the continued inclusion of pedestrian access easements in new developments located around San Bruno Mountain that provide links to the extensive trail system in San Bruno Mountain State and County park will further promote hiking and a recreational activity in the City.

### **Recreational Programs and Facilities**

The City's Recreation Department also offers general outdoor recreation programs at six various schools throughout the City. The type of and location of the City sponsored programs vary seasonally. Other facilities such as the Margate tennis courts in the Serramonte neighborhood provide specialized outdoor recreational opportunities.

Since Daly City's climate limits the use of outdoor facilities during most of the year, indoor facilities generally receive a greater demand. The City has several indoor facilities that provide various recreational activities. The War Memorial Community Center on Mission Street and the Westlake Community Center located in Westlake Park are the largest two facilities and provide the greatest number of supervised programs. Both of these community centers have facilities ranging from all purpose rooms to gymnasiums. Smaller

clubhouse facilities are available at Marchbanks, Hillside (under construction), Lincoln and Bayshore parks. In addition to these facilities, the indoor pool at Westmoor High School provides an alternative indoor recreational choice for Daly City residents.

### **Golden Gate National Recreation Area (GGNRA)**

The Golden Gate National Recreation Area extends along the coastline from San Francisco through Daly City and into Pacifica. The Trust for Public Lands recently turned over 90 acres of the coastline to the GGNRA. This portion of the coastline was the original Highway 1 right-of-way. The City is currently negotiating to also have the Mussel Rock Park site included in the GGNRA. The State Parks and Recreation Department and the National Park Service are negotiating to include Thornton Beach State Park in the GGNRA.

### **San Bruno Mountain State and County Park**

San Bruno Mountain State and County Park provides Daly City residents with a variety of open space and recreational facilities and unique views of the San Francisco Bay Area. The 2,063 acre park is located in northern San Mateo County and comprises both State and County owned lands. The planning, development and management of the park, however, is the responsibility of the San Mateo County Division of Parks and Recreation. The park is also the home of several rare and endangered species of plants and animals. Endangered species located on the mountain will be discussed in greater detail in the Vegetation and Wildlife section of this element. Recreational facilities in the park include: picnic; day camp and open space areas; scenic vista areas; a nature interpretive center; as well as hiking, bicycling and equestrian trails.

A General Plan was prepared for the park in 1982 and includes a Land Use and Facilities Element, a Resource Element, an Operations Element and an Interpretive Element. The primary goal of the General Plan is to preserve the majority of the park as open space and to maintain and enhance the park's cultural and natural resources, including the rare and endangered species that exist on the mountain.

### **Private**

Private recreational open space in Daly City is comprised of three golf and country clubs located in the northwestern portion of the City. These clubs include the Lake Merced Golf and Country Club, and portions of the Olympic and San Francisco Golf and Country Clubs.

Although, these areas contribute to open space in Daly City, they do not provide recreational opportunities for all Daly City residents.





All three of these golf and country clubs restrict use to members only and cater primarily to San Francisco residents.

## Recreational Facility Deficiencies

The City has twenty-seven recreational facilities dispersed throughout the various City neighborhoods to serve city residents. Daly City as a whole, however, contains only approximately 0.27 acres of parkland per 100 dwelling units, well below the State Recreation Commission standard of 2.6 acres of parkland per 100 dwelling units. In terms of population, Daly City contains only .93 acres of parkland per 1,000 persons, well below the National Park and Recreation Commission Standard of 4 to 5 acres per 1,000 persons. Based on these standards, the City would need to provide between 424 to 770 acres of parkland, roughly five to nine times the amount of parkland currently available. This would appear to indicate that the City overall is deficient in terms of recreational facilities. These standards, however, should be reviewed as such and do not represent a definitive or even the most appropriate measure of the amount of required recreational facilities for a specific city, but rather should be considered as one means of determining system-wide deficiencies.

The interdependency of the City's recreational facilities, due to the limited number of existing facilities, becomes the second critical factor in defining the City's system-wide deficiencies. For example, the construction of the wastewater treatment plant expansion has resulted in the temporary closing of the baseball diamonds at Westlake Park. Since Westlake Park had the only lighted ball fields, lighting standards had to be installed at Gellert Park and all softball and baseball activities had to be relocated, further impacting activities already located at Gellert Park. Therefore, system-wide deficiencies result from the overcrowding of some facilities due to the lack of an adequate distribution of similar facilities in the City.

A third factor that is considered critical when defining system-wide deficiencies is the adequacy of a facility to serve the needs of the residents within the service area of the facility. Several areas in the City lack a mixture of citywide, neighborhood, subneighborhood and lot facilities and their associated amenities as previously defined. The lack of an adequate mixture of facilities, in terms of size and amenities, limits the ability of the facilities to adequately serve the recreational needs of local residents. For example, a lot might partially serve a certain age group within its service area, but other age groups might require facilities larger than a lot to adequately serve their recreational needs. As a result of the lack of an adequate mixture of facilities within a certain neighborhood, the residents of that neighborhood must travel to larger facilities

located outside of their neighborhood in order to meet all their recreational needs.

## Visual Quality

To adequately assess visual quality in Daly City, two entirely different components must be considered. The first component is the natural scenic vistas available to Daly City residents. These include: the Coastline, San Bruno Mountain, significant stands of mature trees and scenic corridors. These areas provide Daly City residents with a variety of scenic vistas and backgrounds. Other open space areas, such as parks and golf courses, due to their large amount of mature vegetation and trees, also provide scenic vistas. While open space areas provide scenic opportunities for Daly City residents, Daly City's built environment is a second component that affects overall visual quality. Similarities and differences in the residential areas create visual identities that are associated with Daly City as a whole as well as each individual neighborhood. The similarities and differences of these neighborhoods, in terms of urban design, will be the focus of this discussion.

### The Coastline

The Daly City coastline is the largest scenic area in Daly City. Although access to the lower portion of the coastline is limited, the upper portions of the coastal bluffs provide visual access. Three parks, Northridge, Palisades and Edgewood, are located along the coastal bluffs and provide vista points for Daly City residents. Coastal Element policies encourage the preservation, enhancement and further development of visual access from these parks. The incorporation of a major portion of the coastline in the GGNRA and future development of coastal access, a coastline trail and the reopening of Thornton Beach State Park will also improve visual access along the coastline.

### San Bruno Mountain

San Bruno Mountain is located along the eastern and northeastern city limits of Daly City. The mountain, rising to approximately 1000 feet in elevation, provides a scenic background along the eastern portion of the City. In addition to being a scenic resource in itself, the mountain also provides hiking trails around portions of the mountain and vista points on top of the mountain which provide dramatic views of the City, the Pacific Ocean and San Francisco Bay.

### Significant Stands of Mature Trees

Although Daly City is predominated by residential and commercial land uses, some portions of





these developed areas contain large stands of mature Cypress, Pine and Eucalyptus trees. These large stands of trees often border existing development or are located in open space areas designated for preservation. For example, the areas bordering the Serramonte Ridge mixed-use development are designated as open space preservation and contain significant stands of mature trees. In contrast, the Chinese Cemetery is bordered by significant stands of trees, but those trees are not specifically designated as open space. Map 3.1 on page \*\* identifies significant stands of mature trees in Daly City.

## Scenic Corridors

Although no State or County designated scenic highways are located in Daly City, several roadways have been recognized as having scenic quality. Those highways recognized by the State include: Skyline Boulevard (Route 35); Junipero Serra Freeway (I-280); and the Cabrillo Highway (Route 1). The County has also recognized Guadalupe Canyon Parkway and Mission Street (Highway 84), as well as the previously mentioned three highways, as having scenic quality. The recognition of these roadways as having scenic quality, indicates that they have the potential to be designated as official scenic highways by the State or County. Elements of these roadways that contribute to their scenic quality include: views of San Bruno Mountain; the coastline; San Francisco bay; and panoramic views of both Daly City and San Francisco. Map 3.1 illustrates the location of these scenic roadways.

Other roadways that provide scenic vistas, but are not recognized by the State or County as having scenic quality, include: John Daly Boulevard, and Lake Merced Boulevard. In addition to providing scenic quality, some of these roadways also function as open space links to areas such as San Bruno State and County Park along Guadalupe Canyon Parkway and the Milagra Ridge and Sweeny Ridge open space areas along Route 35.

## Urban Design

Daly City's overall urban design is dominated by relatively dense single family residential subdivisions. Commercial development is generally located along Mission Street and in regional, city-wide and neighborhood serving shopping centers. While this generalization is applicable to the City, distinct differences are found in each of the City's neighborhoods.

The following discussion focuses on two different portions of Daly City, the area east of Interstate 280 and the area west of Interstate 280. The division of the City into these two areas reflects the different periods of time when a majority of the construction occurred. The eastern por-

tion of the city is the oldest portion of the City, while the western portion of the City is the newest.

### East of Interstate 280

The eastern portion of the City is comprised of the Original Daly City, Hillside, Crocker, Southern Hills and Bayshore planning areas. The majority of these areas were constructed prior to 1949, with the exception of Southern Hills, which was constructed in the early 1960s. Therefore, this portion of the city has seen the most redevelopment activity and new construction. Since this area was the first of all areas in the City to be developed, there is a considerable mixture of architectural styles. The first houses developed in this area were large two or three story structures with wood facades and pitched roofs. As the area was further subdivided into smaller parcels, smaller two-story spanish style buildings were constructed with different types of bay windows, entrance details, varied roof lines, tile roofs and stucco facades. This style of structure predominates this area. In the 1960s and early 1970s, the styles of single family residences began to change and become less ornate. Buildings were constructed with flat stucco facades and flat rooflines, with very little variation between building styles or facade treatments.

No commercial shopping centers are located in this portion of the city. Commercial development is located in and around the Mission Street Corridor and along Geneva Avenue in the Bayshore neighborhood. In addition, small corner markets are prevalent in several neighborhoods in this portion of the City. The Mission Street corridor was the first commercial area in Daly City, dating back to the late 1800s. Similar to the residential areas, most of the northern portion of Mission Street was subdivided into small lots. These lots contain small one or two-story spanish style structures similar in design to the residential buildings in the area. They contain varied rooflines, bay windows, stucco facades and generally have retail commercial uses on the ground-floor and residential or office uses on the second floor. Once again, differences in architectural styles are prevalent, most notably in the southern portions of Mission Street which have been redeveloped over time.

### West of Interstate 280

The area west of Interstate 280 is considerably different than the area east of Interstate 280. While this area is similar to the eastern area in that it is predominantly single family residential, the houses were constructed on larger lots, and have small side yard setbacks, so they appear as detached structures in contrast to those in the eastern portion of the City which appear as attached structures.



Map 3.1  
VISUAL RESOURCES





The Westlake subdivisions dominate the northern portion of this area, while the Serramonte subdivisions dominate the southern portion. Broadmoor village, a portion of unincorporated San Mateo County, is located in the middle of the Westlake subdivisions. The St. Francis Heights subdivisions separate the Westlake and Broadmoor areas from Serramonte. The Westlake subdivisions are characterized by both older split level and newer one or two-story houses. Since this area was developed in the early 1950s, it reflects the architectural styles of that time. The first subdivisions are comprised of split level homes, with a large degree of variation in design features. As newer houses were built, they were constructed as either two-story structures with a living area over a garage or a single-story structures. Houses in the St. Francis Heights subdivisions are similar in style to those in the newer Westlake areas. Houses in the Serramonte subdivisions were constructed in the late 1960s and differ considerably from those in the Westlake or St. Francis Heights neighborhood. Serramonte houses consist of larger two-story structures on larger lots. Most of these houses have flat facades compared to the staggered facades found in the Westlake and St. Francis neighborhoods.

Each neighborhood in this area contains a small neighborhood shopping center. Two large regional and city-serving shopping centers, Serramonte and Westlake, are also located in this area. This is in direct contrast with the eastern portion of the City. The proliferation of shopping centers can be directly related to the increased use of the automobile for transportation. Design Considerations

Important design considerations in Daly City include: architectural compatibility of new residential and commercial structures with existing structures; the obstruction of views and casting of shadows caused by additions to residential structures; and landscaping.

Daly City is continuing to experience redevelopment activities and new construction in the older, eastern portion of the City. As this occurs, attempts to make the design of the infill construction architecturally compatible with the surrounding structures have been made. In order to do so, the City has been requiring Design Review as a condition of approval for all projects requiring Planning Commission and/or City Council approval. Mission Street is one of the commercial areas experiencing considerable redevelopment. The Redevelopment Agency Plan and Commercial Improvement Plan address architectural compatibility in the Mission Street Corridor. While this has been helpful in achieving limited architectural compatibility, a greater window of review is needed.

A second design consideration is additions to single family residences. Single family residential zoning allows three story, thirty foot high structures. This is in contrast to existing single family structures which are generally nineteen to twenty-

ty-two feet in height. The thirty foot height limit results in three story additions that cast shadows on adjacent properties and obstruct views enjoyed by neighboring residents.

Since the City is primarily a developed urban area, landscaping is an important component. Landscaping in the City provides a contrast to the dense residential and commercial development. Landscaping in single and multiple family residential areas is limited by small lot sizes, limited front yard areas and the density of development. Landscaping is also limited in most commercial areas, due to the zero front setback and the strip commercial nature of the development. Landscaping is more prevalent, however, in planned developments which preserve open space areas and provide large landscaped areas. Other important landscaped areas include landscaped islands on arterial roadways and entrance points to the City.

## Vegetation and Wildlife

This section of the element contains a discussion of the different plant and animal resources found in the Daly City area. Since the City consists primarily of developed areas, the focus of this section is on San Bruno Mountain and the Coastal Zone, two areas rich in biotic and biologic resources. A discussion of the rare and endangered species of plants and animals, located in each of these two areas, is contained in each respective section.

### San Bruno Mountain

San Bruno Mountain represents the greatest collection of plant and animal resources in the Daly City area. The mountain is the location of several rare and endangered species of plants and animals, most notably the four different species of butterflies located on the mountain. A complete list of rare and endangered species of plants and animals found on San Bruno Mountain is contained in Appendix A. Since a majority of the remaining developable land in Daly City is located along the northern and northwestern portion of San Bruno Mountain, this area has been the focus of residential development in Daly City over the past eight years. All of the developments within this area have had to meet the requirements of the Habitat Conservation Plan prepared for San Bruno Mountain.

### Habitat Conservation Plan (HCP)

In order to preserve the different rare and endangered plant and animal species on San Bruno Mountain, a Habitat Conservation Plan was prepared and an agreement with regards to the plan entered into by several local and regional agencies including Daly City, Brisbane, South San Francisco, San Mateo County and LAFCo, local





developers, property owners and the United States Fish and Wildlife Service and California Department of Fish and Game. The HCP was the first of its kind adopted in the United States and was prepared to protect the endangered species habitat, while allowing limited development on portions of the Mountain. The primary focus of the HCP is to preserve rare and endangered species, most notably the four species of butterflies and their foodplants, located on the mountain. In addition to Daly City, Brisbane, South San Francisco and San Mateo County have lands that are part of the HCP. A Habitat Conservation Plan must be prepared to allow the Department of Interior to issue a Section 10(a) permit. A Section 10(a) permit allows the incidental taking of an endangered species during development. A taking is generally defined as any action that results in harm to an endangered species during development. In addition to the Section 10(a) Permit, an agreement, setting forth the obligation of the interested parties to implement the HCP, must be entered into by federal, state and local agencies, and the participating land owners and developers. The HCP contains specific mitigation measures which must be incorporated into developments within the HCP boundaries. The mitigation measures consist primarily of plans for the reclamation of lands which are to be graded, the payment of a fee to San Mateo County to operate the HCP, a ban on pesticide spraying, the designation of a buffer area and the construction of a habitat fence to separate developed and undeveloped areas.

### **The Coastline**

The 2.6 mile long Daly City Coastline encompasses approximately 280 acres of undeveloped and partially developed land. The Coastal Zone, as designated in Daly City's Coastal Element, includes all areas west of Skyline Boulevard and two small areas east of Skyline Boulevard in the Westlake North neighborhood. This section, however, focuses on the undeveloped open space areas, including only the coastal bluffs and beaches.

The Coastal Element identifies two areas within the Coastal Zone as Environmentally Sensitive Habitat areas. These areas are located in the Daisaku Ikeda Canyon and the bluffs around Mussel Rock Park. Environmentally Sensitive Habitat is defined in the Coastal Element as any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments. A botanical inventory taken in 1980 indicated that both native and non-native species have become or were becoming established in these two areas. A listing of these species by area is included in Appendix B.

## **Archaeology**

Archaeological resources in Daly City consist primarily of the remains of the Oholone Indian tribe which inhabited the area. The following discussion briefly describes the Oholone tribe and their customs, as well as the significant archaeological find, with regard to the tribe, that was made at Mussel Rock.

### **Oholone Tribe**

The Oholone Indian Tribe inhabited a large area along the California Coast, running from the San Francisco Bay Area to Monterey Bay. The tribelet which inhabited the Daly City area lived primarily in two main inland villages located on the Colma and San Bruno Creeks and a seasonal village along the coast at Mussel Rock. The Oholones were a small and very mobile tribe of hunters and gatherers that travelled to find food and other items that were available only in certain areas on the Peninsula. The women and children were responsible for gathering the nuts, roots, berries, and shellfish such as mussels and clams. They were also responsible for preparing the meals and making baskets to store the food. The males were responsible for hunting and fishing. The Oholone hunted deer, rabbits, wild geese, and ducks to go along with the gathered food. Most of the fishing was done on the inland bay areas, while the coast provided sea otters and seals. Items which could not be found locally were usually obtained through trading with neighboring villages.

### **Mussel Rock Archaeological Site**

The Mussel Rock archaeological site, San Mateo County Site SMA-72, is the only site in Daly City from which artifacts of the Oholone tribe were uncovered. During the excavation and grading of the area in 1977, for the construction of the waste transfer station, archaeologists uncovered the largest amount of Oholone artifacts of any of the registered sites in San Mateo County. Artifacts uncovered at the site included: Human remains; cooking and food preparation tools; hunting and fishing items; shell jewelry; and mammal remains. Archaeologists have determined that the artifacts date back to approximately 1500 A.D.

## **Historic Background**

The Daly City-Colma area was referred to as La Portazuela by the mission priests of the Presidio. They noted that the area currently known as the Top-of-the-Hill, was most suitable for farming



and grazing. In the early 1800s, portions of this area were part of three Mexican Ranchos: The Laguna de la Merced; Guadalupe la Visitacion y Rodeo Viejo; and Buri Buri.

In 1853, a United States survey indicated that the lands which were not part of the three Mexican ranchos were government property and could be acquired by private parties. The first settlers in the Daly City-Colma area were of Irish descent and used the land to grow potatoes and to graze cattle for food and dairy products. After a decade of poor weather and lost crops, these first settlers sold off the land to San Francisco immigrants of mostly Italian decent, who used the land to grow cabbage, artichokes and cut flowers. In 1859, however, the title of the land came under question and surveys done during that year indicated that the land was part of the Laguna de la Merced Mexican rancho. The issue of who held ownership of the land was settled in the United States Supreme Court in 1863, which held in favor of the settlers who had originally staked claim to the land.

During the period between 1863 and 1906, the Daly City-Colma area grew into a small community containing small shopping areas, the Mission Street area and several small industries. In addition to the commercial development, large residential subdivisions such as the Abbey Homestead and School House Tracts were being constructed during this time period.

One of the most notable events in Daly City's history is the famous duel between U.S. Senator David C. Broderick and former California Supreme Court Chief Justice David S. Terry. The Broderick-Terry duel took place on September 13, 1859 at the San Francisco/Daly City border. Although the immediate cause of the duel was believed to be the speech in which Judge Terry called Broderick an arch-traitor, a much more controversial topic of the time, that being slavery, was the underlying cause of the incident. Judge Terry was a known advocate of the extension of slavery, while Senator Broderick was opposed to any form of slavery. Senator Broderick was killed

as a result of the duel, and Judge Terry was acquitted of murder. As a result of the duel, Judge Terry could no longer seek high office, and was shot down in 1889 after he attacked his former associate, Judge Stephen Field. The location of this site is indicated on the Open Space and Recreation Map on page \*\*.

The greatest number of people migrated to the Daly City-Colma area after the 1906 earthquake. The earthquake, which caused widespread destruction in San Francisco, resulted in thousands of people fleeing southward. Most of these earthquake refugees set-up camp in small canvas and wooden tents built by the Red Cross, on lands owned by John Daly. John Daly owned and operated the San Mateo Dairy on the land around the current Top-of-the-Hill area. Daly later sold off most of this land to the refugees, who later subdivided the land and built residences.

The City of Daly City was incorporated in 1911, after one previous attempt to incorporate a larger area consisting of Daly City, Colma and Brisbane failed in 1908. Shortly thereafter, the first City Hall was constructed. As the need for city services also continued to grow, a new City Hall was constructed in 1939, replacing the original. The period between the late 1940s and late 1950s was the period that shaped Daly City into the modern city is today. Henry Doelger purchased the Westlake area and started constructing the numerous Westlake subdivisions in 1948.

The St. Francis Heights subdivisions followed in the late 1950s resulting in a major portion of the City being developed into residential neighborhoods. The next major growth period for the City began in the early 1960s when the Bayshore area was annexed to Daly City and development of the Serramonte neighborhood began. The rapid growth of the City between 1940 and 1970 again resulted in the need for additional City services, and a new Civic Center was constructed in 1967. Please refer to the Historic Timeline on the following page for an illustration of the history of Daly City from 1776-1970.





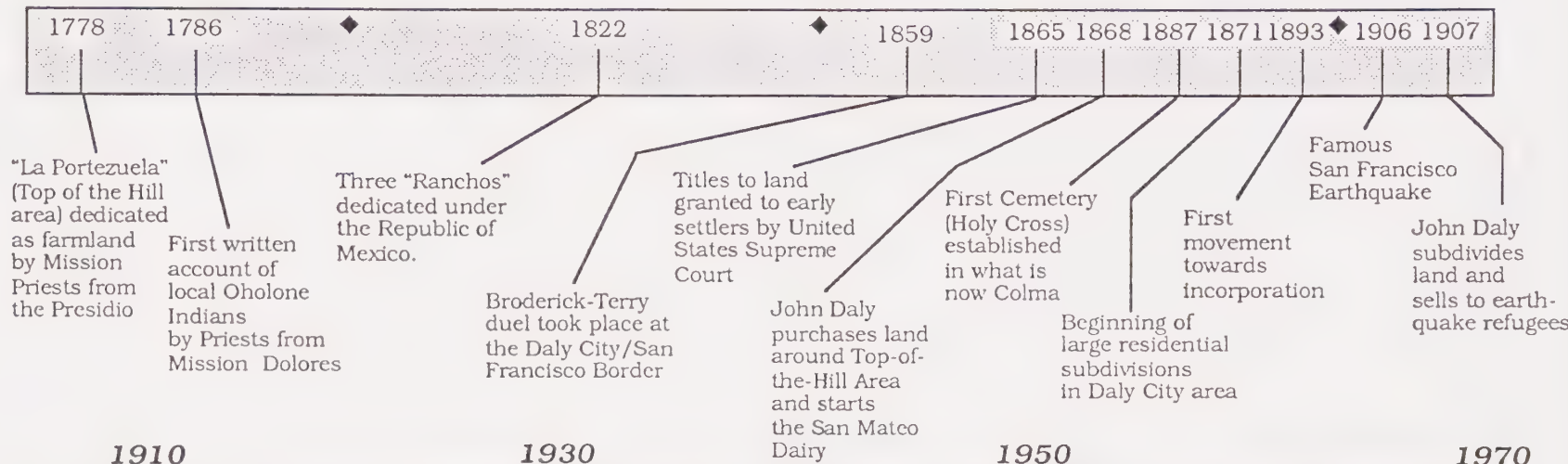
# Daly City Historic Timeline 1776-1970

1776

1800

1850

1900

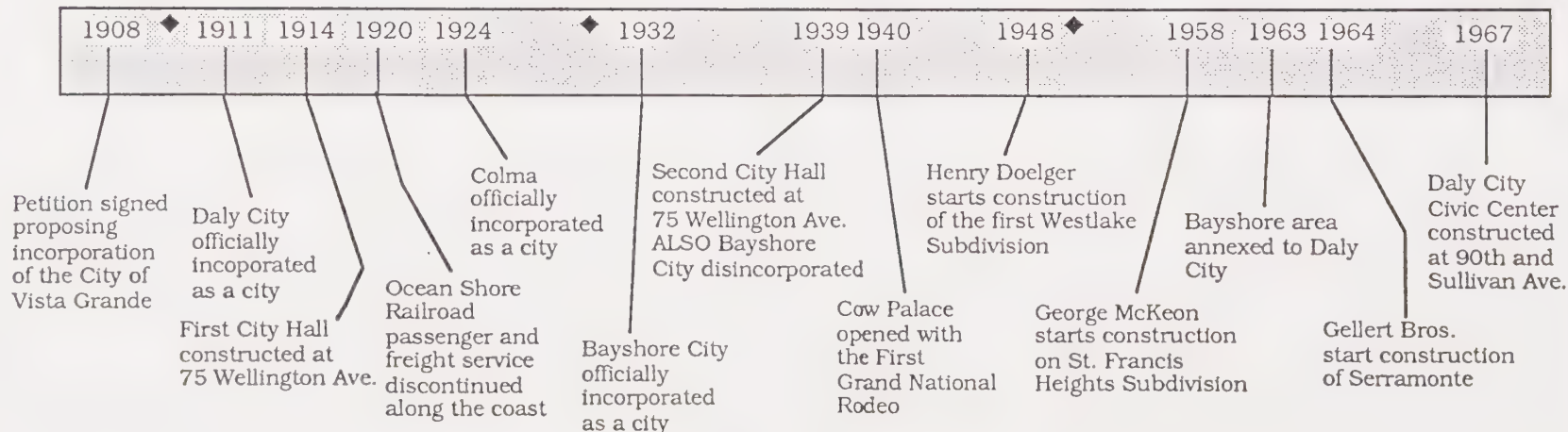


1910

1930

1950

1970







# 4 Conservation Topics for Review

## Water Resources

### Water Conservation

Daly City initiated a water conservation program in 1986 to help reduce flows to the wastewater treatment plant. While the program was successful in reducing flows, it was not successful in reducing overall water use. In the spring of 1988, water shortage concerns escalated as a direct result of the relatively dry winters over the last couple of years that have left reservoir and aquifer levels below normal. The water shortage situation has direct implications for Daly City as the City relies on water purchased from San Francisco to meet increasing demand and to maintain water quality. Due to decreases in water supply, the City of San Francisco enacted water conservation policies in the spring of 1988 to reduce water consumption by 25% and has required all Cities that purchase water from them to adopt similar measures.

The success of a water conservation effort relies on two factors: (1) the availability of water; and (2) the perceived need to save water. In the late 1970s, California experienced drought conditions which resulted in the rationing of water and a heightened awareness of the need for water conservation. This had a direct impact on the per capita use of water in Daly City. In 1977, Daly City's average per capita demand fell to 72 gallons per person per day and did not exceed 90 gallons per person per day until 1983. This indicates that although people during the drought years received a reduced supply of water, they also perceived a greater need to conserve water as a result of the publicity of the drought. In contrast to the reduction in demand experienced during the drought years, an increase in per capita demand occurred during the City's water conservation effort in 1986. This indicates that, in spite of the City promoted water conservation effort, people did not perceive the need to conserve water. The lack of mandatory restrictions on water during this effort, also contributed to increases in per capita demand.

### Daly City Water Conservation Program

In the summer of 1988, Daly City re-established a water conservation effort in response to the City of San Francisco's mandatory conservation requirements. In order to promote water conservation the City should continue to maintain a water conservation effort that promotes all types of water conservation. First and foremost, the City should continue to promote water conservation by setting a good example. This includes continued involvement of all City Departments in

determining means of conserving water within City Hall as well as City-owned property. Second, the water conservation effort should continue to be heavily publicized to ensure that residents are aware of the need to conserve water. The City has set water billing rates that penalize those who do not conserve water. The City is also conserving water by requiring drought resistant landscaping in new development where feasible. Non-drought resistant planting such as lawns are limited in area. The use of drought resistant plantings can be incorporated into landscaped areas in new commercial retail and office development as well as street landscaping. In addition, water conserving irrigation systems, such as drip irrigation, are required for new landscaped areas.

### Wastewater Reclamation

Water in Daly City is used for both domestic and irrigation purposes. The implementation of a program that uses reclaimed wastewater for the irrigation of golf courses, cemeteries, school playing fields and street landscaping, will allow the current water supply to be used solely for domestic purposes. In light of the current and future limitations on water supply and unknown aquifer capacities, wastewater reclamation is becoming a viable alternative.

The major benefit of using reclaimed wastewater is that it allows the existing water supply to be used primarily for domestic purposes, which contributes to a net gain in water supply. Reclaimed wastewater in effect becomes an additional water supply when it is used to irrigate areas which currently use potable water for irrigation. Irrigating areas that result in the greatest amount of natural recharge, such as golf courses, and cemeteries, with reclaimed wastewater will contribute to aquifer recharge and therefore a reduction in demands on the aquifer.

The use of reclaimed wastewater, however, is not without its drawbacks. People perceive the use of reclaimed wastewater as being unhealthy. Health concerns are the major reason why reclaimed wastewater is not used in Daly City. In the mid 1970s, the North San Mateo County Sanitation District investigated the possibilities of using reclaimed wastewater for irrigation purposes. In February 1974, the Project Report for the Wastewater Treatment and Reclamation Project (Resources Engineering and Management) was prepared that outlined a complete wastewater management program, taking into account engineering, economic and environmental factors. The Sanitation District followed the recommendations of the report and installed pipelines to pump reclaimed wastewater to the Olympic and San Francisco Golf and Country Clubs golf



courses. One reason the system was never used, however, was the health concerns of the golf course operators in spite of the fact that the wastewater met state health standards. Other reasons included cost and uncertainties about operations.

Customer acceptance and cost are the two major limitations to the use of reclaimed wastewater. First, the City has to convince potential customers that there are no adverse health effects associated with the use of reclaimed wastewater for irrigation purposes. Second, the City must design a system which is cost effective. Important cost considerations include the storage and distribution of the wastewater. Work is currently underway to renew the City's efforts to use reclaimed wastewater. Renewed efforts include: continued discussions with Olympic Golf Club to establish a pilot program to use reclaimed water on its oceanside course; modifications to existing reclamation facility in the plant as part of the wastewater treatment plant capacity expansion project; examination of system improvements, such as construction of a sand filtration device, which would improve reclaimed water quality to almost tertiary levels for purposes of reclamation; and continued discussions with the Regional Water Quality Control Board and Department of Health Service to examine other uses of reclaimed water such as, but not limited to, park facilities, city median strips, and construction work for compaction and dust control.

### Groundwater Recharge

A study of the Daly City Aquifer conducted in 1972 predicted that the aquifer from which Daly City gets its water would experience a severe drop in water level by the late 1980s. This has not occurred, and so the conclusions reached in that report are somewhat questionable. A study of the aquifer is currently underway for the City to determine the storage volume, safe yield of the aquifer, the source of aquifer recharge and the quality of the water located in the aquifer.

The City continues to rely on the aquifer for approximately half of the water supply. The remainder of the supply is provided by water purchased from San Francisco. As a result of the limited amount of rainfall in the winter of 1987 and the spring of 1988, San Francisco has reduced its supply to all users, including Daly City, by 25%.

Therefore, it is vitally important that the continued recharging of the aquifer occurs either naturally and/or artificially. Until the investigation of the aquifer is completed, the characteristics of the aquifer cannot be determined. A spec-

ulation as to the source of the aquifer recharge revolves around the theory that the large open space areas located above the aquifer, including the golf courses and cemeteries in the northern peninsula, contribute a large amount of natural recharge. In addition, open space areas at schools and parks as well as Lake Merced, Colma Creek and other small tributaries of local drainage basins, contribute to the natural recharge of the aquifer. Natural recharge is dependent on

two factors, amount of rainfall and percentage of impervious surfaces. Table 4.1 illustrates the percentage, by land use, of pervious areas available for recharge.

In Daly City, residential uses comprise approximately 53% of all land uses in the City with only 10% being commercial; 13% in public facilities including schools, cemeteries and government facilities; 16% in open space, including golf courses and the 280 acre coastal bluff area; and 8% of the total land area being vacant. In addition to the limited amount of pervious areas in the City, vacant land in the City is located on mostly steep slopes and on rock outcroppings so it does not directly contribute to natural recharge.

In addition, artificial recharge of the aquifer presents an alternative method of maintaining aquifer levels. Areas where artificial recharge facilities could be constructed, such as direct injection wells and percolation ponds, are limited. This compounds the problem of aquifer recharge in Daly City. One alternative available to the City is to limit the amount of impermeable surfaces in new development by requiring additional landscaped areas. While this would provide for limited recharge, it would also contribute to decreases in storm water runoff levels. A second alternative is to use reclaimed wastewater to irrigate golf courses, cemeteries, parks, school playing fields and street landscaping. Two benefits of using reclaimed wastewater are: 1) it reduces the use of well water for irrigation purposes; 2) restores about a third of what's applied to the aquifer. Therefore, by using reclaimed wastewater to irrigate areas which previously used well water, there is a net gain in the amount of aquifer recharge.

## Energy

### Solar Energy

The use of solar energy for heating and cooling has proven to be a successful way of saving energy and reducing overall energy costs. The use of solar energy is most effective when designing new homes and subdivisions, however, houses can be retrofitted with solar energy fixtures such as so-

Table 4.1  
Pervious Areas Available  
for Recharge by Land Use

Land Use	Pervious Area (Percent)
Commercial & Industrial	10
Residential	30
Schools	60
Cemeteries	70
Parks	75
Golf Courses	85
Agricultural	90
Undeveloped	95

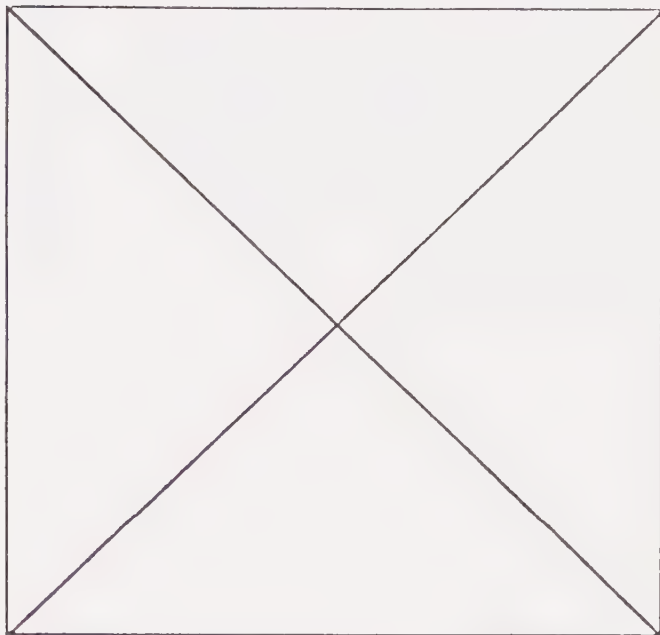
Source: Daly City Groundwater Investigation, Kirker, Chapman and Assoc. April 1972





lar water heaters. Two types of solar energy systems are available, passive systems and active systems. In passive systems, building orientation and design play a major role. Most buildings are constructed of dense materials and oriented with a southerly exposure to maximize solar access. In contrast, active systems use different types of solar panels to collect and store energy to the form of heated air or water. Both of these systems, however, can be incorporated into the design of a structure to maximize the use of solar energy.

The provision for solar energy use in Daly



City is limited by three factors: existing development; lack of large vacant lands; and climate. The majority of the City was designed before solar energy was a cost-effective energy source. Therefore, solar access was not a consideration in subdivision design. This limits the ability to design infill subdivisions to take advantage of passive solar systems and still integrate new subdivisions with existing residences. The second factor, the lack of large, vacant parcels available for residential development limits the opportunity to design new subdivisions to take advantage of passive solar systems. As a result of the limitations on the use of passive solar systems, active systems become the only viable alternative for solar energy use. The use of active systems, however, is limited by Daly City's generally foggy climate which is predominate through most of the year.

While the above mentioned constraints limit the use of solar energy systems in Daly City, opportunities for the use of these systems still exist. The use of cogeneration systems, which incorporate both solar panels and conventional water heaters, present a viable means of reducing energy costs. In addition, the redevelopment of older areas of the City could provide opportunities to utilize Planned Development District

zoning which would allow flexibility in the design of new subdivisions to maximize solar exposure.

## Building Codes

All new buildings constructed in California must meet state Building Energy Efficiency Standards in accordance with California Administrative Code Titles 20 and 24. These standards are regulated by the California Energy Commission. The Commission, under the provisions of the Warren-Alquist Act, is responsible for developing building design and construction standards which result in an increase in energy efficiency and periodically updating the standards.

Items regulated by Title 20 and 24 standards include: insulation of ceilings and walls, etc.; heating and cooling systems; and electrical systems. New buildings must incorporate, by design, heating and cooling systems which result in minimal amounts of heat loss. In addition to new development, older portions of Daly City have houses constructed at times when energy sources were abundant and little attention was paid towards energy conservation. These older homes can be retrofitted with weatherstripping and caulking around doors and windows. Attics, exterior walls and water heaters can also be insulated to reduce heat and energy loss.

## Recycling Centers

The 1986 California Beverage Container Recycling and Litter Reduction Act delineated convenience zones in Cities and requires that a certified recycling center be located within these zones by October 1, 1987 or operators within these zones will be fined \$100 dollars per day. Under the act, local governments are required to adopt regulations and permit procedures with regard to the location and operation of mobile recycling units and reverse vending machines so long as they are consistent with the rule requiring one center per convenience zone. The act applies to aluminum, plastic, glass and metal beverage containers, and redemption value is one penny per container.

Maps have been prepared by the Division of Recycling showing the location of all convenience zones in the City. A convenience zone is defined as the one-half mile radius around a supermarket which has gross annual sales of two million dollars or more. The State has delineated 2,743 convenience zones throughout the state, including thirteen zones in rural areas which do not have supermarkets. Exemptions can be granted for up to ten percent of the total convenience zones if there is a non-profit recycling facility or curbside program located in the community. Facilities within the convenience zones must be either a mobile recycling unit, reverse vending machine or a permanent facility and must be open a minimum of thirty hours per week. Seven convenience zones are located in Daly City. In Daly





City, mobile recycling facilities and reverse vending machines are allowed by right in commercial zoning districts as long as they do not remove parking.

Recycling facilities such as these, however, are not without problems. There are noise problems associated with the pick up of materials, parking problems if they are located in parking lots, and appearance problems if the containers become full and people dump recyclables around the containers.

In addition to these mandatory recycling facilities, Cities can initiate curbside recycling programs or participate in existing county-wide programs. Typical curbside programs include the collection of cardboard, newspaper, glass containers, plastic containers, tin cans, and aluminum cans. In addition, used motor oil can be collected at curbside and stored in tanks for future recycling. The most common collection schedules are once-a-week, on the same day as garbage collection. In most instances, participation rates fluctuate between thirty and seventy percent depending on the type of program. Programs can either be mandatory or voluntary with most mandatory programs being enacted to raise participation rates, improve recovery levels and reduce landfill dependency.

Benefits of a curbside recycling program include conservation of raw materials and energy; reduction in the need for solid waste disposal and the creation of jobs. Once again, problems are also associated with curbside programs. The scavenging of materials is the greatest problem with curbside programs. In addition to scavenging, problems with appearance also occur. Local governments, however, under the Anti-scavenging law of 1982, can prohibit persons from scavenging materials. Problems with appearance have been handled by the distribution of separate containers for recyclable materials to local residents. In some instances, this has also resulted in higher participation rates.

## Air Resources

### Transportation Systems Management

Transportation Systems Management (TSM) programs were originally implemented with the objective of reducing traffic and associated transportation impacts. Current TSM programs, however, are directed at controlling both increases in traffic and the air quality impacts associated with those increases. The increasing emphasis on developing TSM programs to reduce air quality impacts is directly associated with the fact that automobiles have been identified as the primary contributors to reductions in air quality levels.

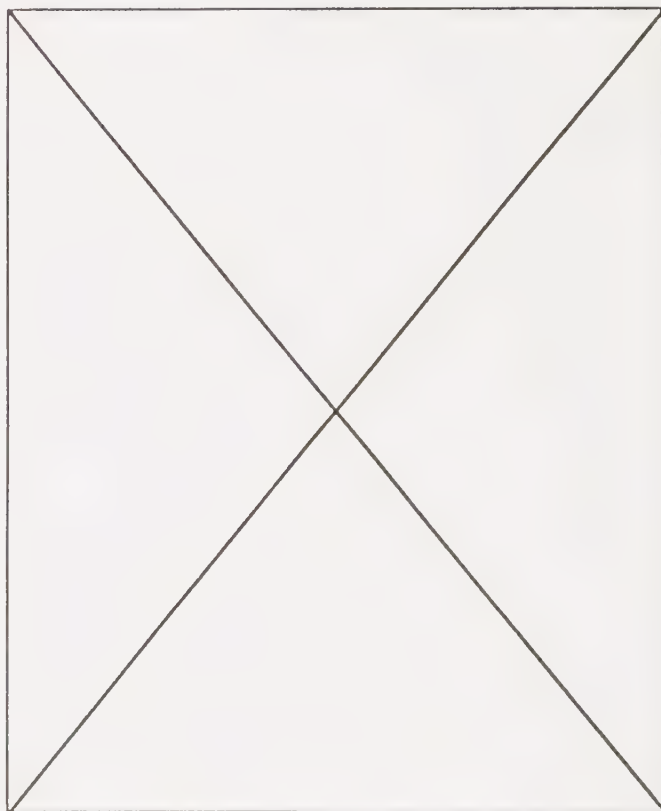
TSM programs typically include the following components: ridesharing (carpools and vanpools), shuttle services, alternative work hours,

an assigned transportation coordinator, subsidies for transit operations and parking management. Different types of TSM programs, however, can include all or some of the above mentioned components depending on the objective of the program. TSM programs can be prepared for a number of different reasons including: reducing automobile traffic and associated air quality impacts generated from new development; generate fees for transportation systems improvements; improve parking opportunities and promote the use of alternative modes of transportation.

While the emphasis on reducing transportation system impacts is the focus of the Circulation Element, it has become increasingly important that the relationship between reductions in automobile traffic and reductions in air quality impacts is recognized. Policies included in the Circulation Element direct the City to require new development to incorporate TSM programs to reduce traffic impacts on local intersections, roads and parking facilities. Policies contained in this element, however, promote the use of TSM programs to improve local and regional air quality.

### Alternative Modes of Transportation

The use of alternative modes of transportation plays an important role in reducing air quality impacts. Alternative modes of transportation include: public transit systems such as BART, CalTrain, SamTrans and Muni; paratransit services such as carpools and vanpools; and bicycles. Alternative modes of transportation are promoted





for the same reasons that TSM programs are promoted, to reduce the air quality impacts associated with automobile traffic. Once again, like TSM programs, discussions of alternative modes of transportation are the focus of the Circulation Element, but they are mentioned here to emphasize their importance in reducing air quality impacts associated with automobiles.

## Visual Resources

### Urban Design

In areas where the architectural style of buildings is significant, urban design guidelines can be prepared to regulate building design and architectural compatibility of new development. Through the design review process, municipalities can review the site design, building design and materials, landscaping design and materials, and compatibility of the new development with existing development. A separate Design Review Commission can be created by assembling Council Members, Planning Commissioners, Planning Staff and outside consultants to oversee the design review process or design review can be composed of persons appointed by the Mayor. The parameters of the design review process are normally outlined in the Zoning Ordinance. The design review process can be part of special Design Review Districts, as is the case in Daly City, or the process can be City-wide in scope and handled in a different manner in the ordinance.

### Scenic Vistas

Regulations can be enacted to preserve scenic vistas and resources that contribute to the scenic quality of the vista. The preservation of resources can be handled by the adoption of Habitat Conservation Plans such as the plan developed for San Bruno Mountain. These plans limit development, while requiring development to contribute to the continued maintenance and enhancement of sensitive habitat. The limitation of development protects sensitive habitat and the scenic value of that habitat as is the case with San Bruno Mountain. The plan has been successful in preserving a majority of the mountain, which has been identified as a significant visual resource. Scenic resources can also be protected through zoning ordinance regulations such as Daly City's Resource Protection Combining District. While the emphasis of the District is prohibiting development on steep slopes and within fifty feet of the bluff, an important element of the District is the provision for visual access. Therefore, the combining district makes provisions for both the protection of environmentally sensitive resources as well as visual resources.

Design regulations which regulate development along scenic corridors are another effective means of protecting scenic vistas. Height and bulk limitations on adjacent development can effectively reduce the encroachment on scenic views provided along an identified scenic corridor. Urban design guidelines can also be used to regulate development along significant scenic corridors.





# 5 Goal, Objectives and Policies

This section of the Resource Management Element establishes a single goal and several objectives and policies that provide direction for the management of natural and cultural resources. The goal provides the definitive statement of how natural and cultural resources will be handled by local government. The objectives provide a means how attainment of the goal can be measured, while the policies provide a more specific statement for achievement of the goal as well as direction for the formulation of programs to implement the goal.

## The Resource Management Goal

The goal of the Resource Management Element is to:

**"Ensure the enhancement and preservation of existing resources by effectively managing their development and conservation and providing adequate recreational open space for future generations."**

Since the Resource Management Element contains the Open Space and Conservation Elements, components of both are incorporated into a single goal. Several of the components of the goal warrant further consideration. The management of resources is directly related to the first component of the goal, assuring the preservation and enhancement of existing resources. The preservation of resources speaks directly to air, vegetation and wildlife, and visual resources as well as open space. In addition to preserving resources, efforts should also be directed at enhancing resources. The goal seeks to ensure that past efforts to improve air quality; preserve and enhance environmentally sensitive and rare and endangered species habitat; and provide open space areas are continued and given priority attention. It also seeks to extend those efforts to cultural resources, including both historic and archaeologically significant resources, so they can also be preserved.

Second, the goal seeks to effectively manage the development and conservation of resources. Resource development focuses on water and open space resources. The development and conservation of water and open space resources is required to maintain the high quality of these resources. For example, to maintain the quality of the existing water supply, new supplies must be developed and existing supplies conserved. To allow development in areas and still maintain adequate open space, careful attention must be paid to the type of development and its impact on the

existing environment. The third facet of the goal, providing adequate recreational open space for future generations, is directed at maintaining and expanding recreational opportunities for existing and future residents. Recreational opportunities are provided through a citywide system of parks, tot lots and indoor facilities. Due to a lack of an adequate mixture of facilities in the City, overall system deficiencies exist. The City should make every effort to protect and maintain existing parks, tot lots and recreational open space areas as well as provide additional facilities in order to alleviate system-wide deficiencies.

## Resource Management Objectives and Policies

### Water Resources

#### Objective 1: Maintain existing potable water quality.

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*Policy 1.1: Continue to purchase water from San Francisco and blend this water with City well water to maintain good water quality.*

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Water quality is currently not a problem in Daly City because the City blends water purchased from San Francisco with water pumped from the local aquifer. Over the past seventeen years, however, the City has become increasingly dependent on water purchased from San Francisco to meet water demand, while aquifer levels may have declined. A continued decline in aquifer levels will result in an increased need for purchased water and a possible decrease in the quality of water in the aquifer. The City should continue to purchase water from San Francisco in order to both meet increased water demand as well as ensure good water quality.

#### Objective 2: Reduce water consumption

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*Policy 2.1: Reduce average per capita demand by implementing effective water conservation programs that address all applicable methods of water conservation.*

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The City's initial water conservation effort achieved its goal of reducing flows to the wastewater treatment plant. The effort, however, did not result in reducing overall water use as illustrated by the increase in per capita demand over the last few years. It is becoming increasingly important that the City continue to promote water conservation at all levels to reduce overall water demand. The importance of this is directly related to the mandatory 25% reduction in water use





by all Citys that purchase water from San Francisco, the supply from which Daly City purchases 55% of its water, and unknown aquifer capacity. A typical water conservation effort would promote conservation through: public education and information; the distribution of water conservation devices such as water flow restrictors for showers and faucets, and toilet tank bags; changes in billing rates to reflect use; and the use of drought resistant landscaping.

*Policy 2.2: Require drought resistant landscaping, to the maximum extent practicable, and the use of water conserving irrigation methods in new development to reduce water use.*

Drought resistant plantings contribute to reductions in overall water consumption because they do not need to be irrigated very often. The intent of this policy is not to require solely drought resistant plantings in new development, rather to use them to the maximum extent practicable. The City should carefully evaluate the differences in water demand for both drought resistant and non-drought resistant plantings during the preparation of landscaping design guidelines in an effort to reduce overall water demand.

### **Objective 3: Increase existing water supply**

*Policy 3.1: Determine the costs and benefits of using reclaimed wastewater for irrigating landscaped medians, golf courses, cemeteries, parks, and school playgrounds.*

Past efforts by the City in 1977 resulted in the design and installation of a system to use reclaimed wastewater. Health and safety concerns and cost, however, resulted in the abandonment of that effort. Current reductions in water supply, due to relatively dry winters over the past couple of years, have made investigating ways of reducing water demand a priority. The City should again investigate the possibility of using reclaimed wastewater, instead of potable water, for irrigation purposes. In light on the current reductions in purchased water as well as declining water levels, reclaimed wastewater presents one opportunity to increase overall water supply.

*Policy 3.2: Promote improvements in Colma Creek which increase storm drainage capacity while still allowing water to continue to recharge the Daly City Aquifer.*

Natural recharge of the Daly City aquifer occurs partially through Colma Creek and partially through large permeable surfaces. The City should promote creek channel improvements which allow water to continue to percolate to the aquifer. The use of a concrete channel which prohibits natural recharge should be avoided to maximum extent feasible. This will allow for nat-

ural recharge of the aquifer and a reduction in the rate of decline of aquifer levels.

*Policy 3.3: Protect areas such as cemeteries, golf courses and other large open space areas which contribute to the recharge of the Daly City Aquifer.*

Two cemeteries, three golf courses and other large open space areas such as Gellert Park and Westlake Park contribute significantly to the recharge of the Daly City Aquifer. This is due to the large amount of permeable surfaces present in these areas. Development of open space areas for commercial or residential uses would result in an increase in impervious surfaces, which restrict the percolation of water to the aquifer. Protecting open space areas will result in the continued recharge of the aquifer and contribute to stabilization of aquifer levels.

## **Air Resources**

### **Objective 4: Contribute to the improvement of regional air quality**

*Policy 4.1: Promote the use of regional mass transit systems such as BART, SamTrans and Muni to reduce adverse regional air quality impacts.*

Reductions in automobile traffic at a regional level will result in better air quality throughout the San Francisco Air Basin. This policy is also directly related to Objective 4 in the Circulation Element which encourages the maintenance and expansion of alternative modes of transportation. Automobile traffic is the major reason why the San Francisco Air Basin is considered a non-attainment area for ozone and carbon monoxide. The expansion of the BART system and the construction of the SamTrans Park and Ride facility in the Daly City area will help reduce automobile traffic and associated air quality impacts.

### **Objective 5: Reduce the impact of development on local air quality**

*Policy 5.1: Minimize adverse local air quality impacts related to construction activities.*

Air quality impacts associated with construction activities include: localized increases in carbon monoxide, nitrogen dioxide and suspended particulate matter. Grading activities are most closely associated with these air quality impacts. The close monitoring of grading activities can minimize suspended particulate matter and construction equipment emissions. The City should continue to require that new development submit detailed grading plans which include provisions for: the covering of all stockpiled soils, truck traffic routes, and restrictions on the hours and time periods when construction can occur.





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*Policy 5.2: Require the preparation of a Transportation Systems Management plan for new development, that have been determined to contribute to a reduction in local air quality, to reduce local adverse air quality impacts associated with increases in local traffic levels.*

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Transportation Systems Management (TSM) plans have proven to be effective methods of reducing traffic generated from new development. Policy 5.2 of the Circulation Element addresses the issue of TSM from a traffic reduction standpoint. TSM plans also have a positive effect on reducing air quality impacts associated with increases in traffic levels. At a local level, a reduction in automobile traffic reduces possibility of carbon monoxide Hot Spots which form at intersections and other areas of traffic congestion. TSM programs should be required of all developments determined to cause significant adverse transportation and air quality impacts.

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*Policy 5.3: Promote a balanced land use pattern that provides local employment opportunities for Daly City residents in order to reduce traffic congestion and associated air quality impacts.*

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The intent of this policy, similar to that of Policy 8.2 of the Circulation Element, is to reduce traffic congestion and the air quality impacts associated with it, through providing local job opportunities. Over the years Daly City has been developed as a residential community with limited commercial development. The current movement of the City towards economic development, will result in creation of more local jobs and a reduction in the need to commute to work for a number of Daly City residents. In addition, the policies in the Circulation Element aimed at the expansion of public and mass transit opportunities will ensure that new commercial development in Daly City will be adequately served, contributing to a reduction in single occupancy vehicles and hence the air quality impacts associated with them.

## Open Space

### Objective 6: Preserve existing undeveloped open space areas

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*Policy 6.1: Minimize development in all areas designated as open space preservation.*

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Open space is one of the scarcest natural resources in Daly City. The City should make every effort to preserve these open space areas and impose strict regulations on development, if it is allowed to occur within these areas. Areas designated as open space preservation include: the coastline, the foothills above the Crocker, Hillside and Bayshore neighborhoods; and areas surrounding existing developments such as Pointe

Pacific, Village in the Park and Serramonte Ridge. Most of these areas are characterized by steep slopes and rock outcroppings that have made development unfeasible in the past. Extensions of infrastructure, such as new roads and water and sewer lines, into these areas could result in increasing pressure to develop these areas. The City should carefully evaluate development proposals for these areas to ensure that they maximize open space and minimize density. This policy is also in accord with Policy 10.3 of the Land Use Element which requires that privately owned open space be maintained and when development occurs, the provision for open space shall be enhanced.

### Objective 7: Maintain and enhance existing recreational open space areas

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*Policy 7.1: Areas designated as open space recreation-public shall continue to be maintained and upgraded by the City Parks and Recreation Department.*

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City owned recreation facilities, including parks, tot lots and community centers, provide area residents with a variety of recreational opportunities. The City will attempt to continue to provide these services and maintain these facilities so that they can continued to be enjoyed by local residents. Maintenance of these facilities shall include replacement of worn-out playground equipment, planting of new landscaping and the installation of water conserving irrigation facilities. The City will also attempt to upgrade those parks and/or tot lots by providing additional playground equipment, tables and benches or the planting of additional landscaping. In addition to the traditional methods of park maintenance, the City will investigate the possibility of establishing cooperative operation and maintenance agreements with other groups such as school districts, homeowners associations and volunteer groups, where feasible to continue to improve and maintain existing and future park facilities.

### Objective 8: Expand recreational opportunities throughout the city.

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*Policy 8.1: Encourage a diverse, equitable and integrated system of park facilities throughout Daly City that are accessible to all age, social and economic groups and all geographic areas of the City.*

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Although a mixture of different park and recreational facilities, in terms of size and amenities, are incorporated into the City's park system, several areas in the City lack a mixture of citywide, neighborhood, subneighborhood and tot lot facilities. This lack of an adequate mixture of facilities limits the ability of the existing facilities to adequately serve the recreational needs of local residents. In addition, this requires persons to travel





out of their neighborhood to meet all their recreational needs. The city should make every effort to encourage a better balance of facilities throughout all neighborhoods and should acquire additional parkland as the resources to do so become available.

*Policy 8.2: Require the dedication of parkland or the payment of an in-lieu fee at 5 acres per 1000 persons, the maximum amount allowed under the Subdivision Map Act.*

Daly City has 79.15 acres of recreational facilities dispersed throughout various City neighborhoods. As a city, however, Daly City contains only approximately 0.27 acres of parkland per 100 dwelling units and 0.93 acres of parkland per 1000 persons, well below both State Recreation Commission standards and National Park and Recreation Commission standards, respectively. This indicates that the City overall, based upon these standards, is deficient in terms of total amount of system-wide recreational facilities. In addition, several areas in the City lack a mixture of different types of facilities, in terms of size and amenities, which limits the ability of the facilities to adequately serve the recreational needs of local residents and contributes to the system-wide deficiency.

In response to the system-wide deficiencies that have been identified, the City should increase the existing parkland dedication requirement of 2.0 acres per 1000 persons to 5.0 acres per 1000 persons for all new subdivisions in the City. Under the Quimby Act, the Subdivision Map Act allows cities to require parkland to be

dedicated or fees paid in-lieu at a maximum rate of 5 acres per 1000 persons in areas determined to be deficient in park facilities.

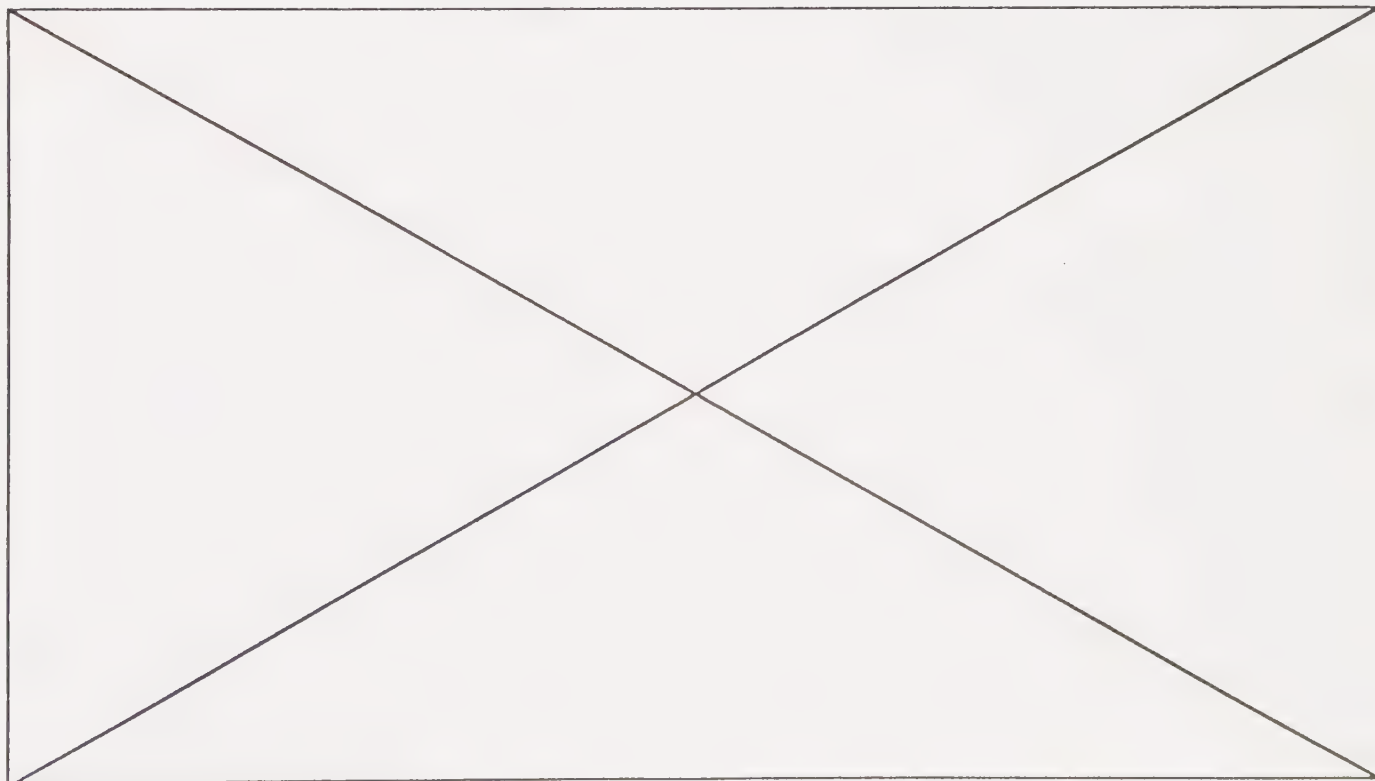
*Policy 8.3: Prioritize the dispersal of park in-lieu fees collected from the development of new subdivisions to ensure that the fees are spent in the appropriate areas.*

The City should develop a plan that prioritizes the distribution of park in-lieu fees. This will ensure that park in-lieu fees dedicated as a part of new subdivisions will be used to construct new or upgrade existing facilities that serve residents of the new subdivision. The plan should also include provisions for upgrading existing Citywide serving facilities with these funds.

#### **Objective 9: Improve coastal access and park facilities**

*Policy 9.1: Support the efforts of the Bay Area Ridge Trails Committee and National Park Service in the creation of a coastline trail.*

The Bay Area Ridge Trails Committee, a non-profit community organization, ~~is developing~~ <sup>has developed</sup> a regional ridge line trail system to connect open space areas in the San Francisco Bay Area. As part of this effort, the North Peninsula Ridge Trails Sub-Committee is working with the National Park Service, who operates the Golden Gate National Recreation Area, to develop a trail along the abandoned Highway 1 right-of-way. The City should be actively involved in the development of this trail and support the efforts of the Commit-







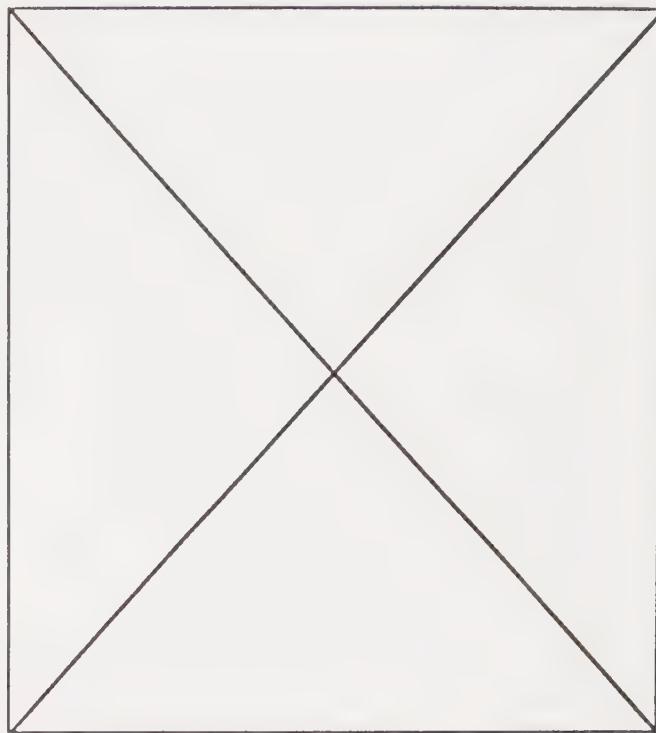
tee and the National Park Service to construct this trail. The City shall work with these groups to ensure that trails which connect to the coastline trail meet the needs of the City as well as the objectives of the two groups.

*Policy 9.2: Encourage the Nichiren Shoshu of America, through its agreements with the City, to improve and maintain access from the coastal bluffs through Daisaku Ikeda Canyon to the coastline.*

The City should encourage the Nichiren Shoshu of America to improve and maintain the coastal access trail located adjacent to their property on the coastal bluffs. Coastal access in this area is important as it is one of only three points of coastal access along the Daly City coastline. The trail is currently in good condition, but the trail head is difficult to find among the heavily landscaped bluff area adjacent to the Nichiren Shoshu of America property. Other access to the trail is prohibited by a locked chain link fence at the trail head located along Avalon Drive. The City should review its agreements with the Nichiren Shoshu of America so they can be revised to include provisions for improved trail maintenance and the removal of barriers to trail access.

*Policy 9.3: Encourage the inclusion of Mussel Rock area into the Golden Gate National Recreation Area.*

The City is negotiating with National Park Service staff to have the Mussel Rock area included in the Golden Gate National Recreation Area (GGNRA). The City should make every effort to work with the National Park Service to have the area incorporated into the GGNRA. In doing so, the area will be preserved in its natural state and the environmentally sensitive habitat located along the cliff areas will be left undisturbed. If the City is unsuccessful in their attempts for incorporation into the GGNRA, development of the Mussel Rock area as a park should be consistent with the Recreation Policies 4, 5 & 6 outlined in the Coastal Element. These policies require that development plans for the Mussel Rock area include: protection of significant plant and animal habitat and historical and archaeological sites; a in-depth study and protection measures from any potential geological or seismic hazard; a minimal number of formal improvements; and coordination with Pacifica to insure continuity of coastal recreational development. Provisions should be made for the development of an environmental interpretation center, San Andreas Fault Visitors Center, and Oholone Indians information center in the development plans. In addition protection measures for all existing significant archaeological resources and environmentally sensitive habitat should also be included.



*Policy 9.4: Encourage the re-opening of Thornton Beach State Park as well as the inclusion of that park into the Golden Gate National Recreation Area.*

The National Park Service is currently negotiating with the State Parks Department to incorporate the now closed Thornton Beach State Park into the GGNRA. After several conditions are met, the area will re-open as a park and become part of the GGNRA. This would provide Daly City residents with a large regional park along the coastline and improve coastal access. The City should encourage the incorporation of Thornton Beach State Park and cooperate fully with the Federal and State agencies involved.

## Visual Resources

### **Objective 10: Protect and enhance scenic vistas, visual access and visual resources**

*Policy 10.1: Require public visual access easements in new developments along the coastline.*

The Coastline is one of the most important visual resources in the City. Under the provisions of the Resource Protection Combining District, any development along the coastal bluffs is required to provide visual access easements of five feet or 15% of the width of the property, whichever is greater. The intent of this policy is to reinforce the importance of visual access along the coastline and the need for consistency between the zoning ordinance and General Plan.



**Policy 10.2:** Enact regulations for land uses adjacent to scenic corridors that minimize disruption of scenic corridors and enhance the aesthetic value of the corridor.

Roadways recognized as having scenic quality in Daly City include: Skyline Boulevard (Route 35); Junipero Serra Freeway (I-280); the Cabrillo Highway (Highway 1); Guadalupe Canyon Parkway; John Daly Boulevard, and Lake Merced Boulevard. The City should consider expanding the use of the S-1 Design Review combining district or create a new special district for all land uses located along the above mentioned corridors to ensure that the development of new uses or the expansion of existing uses along these corridors does not detract from their scenic quality.

**Policy 10.3:** Require landscaping in new development.

The development of the City over time has seen an increasing emphasis being placed on the inclusion of more landscaping in new development. The intent of this policy is to substantiate landscaping requirements in new development. As a result of this policy direction, the City shall prepare Landscape Design standards for new development which incorporate regulations with regards to the size, amount and type of landscaping which is desired. To be consistent with policies on water conservation, the use of water conserving irrigation facilities and an emphasis on drought resistant and native plant species, shall also be required as part of the standards. Landscaping along scenic corridors and standards for such should also be an integral part of these standards.

**Policy 10.4:** Enact regulations that result in the preservation of significant stands of trees located throughout the City.

Several areas in the City contain significant stands of mature cypress, pine and eucalyptus trees. The location of these stands of trees is illustrated on Map 1.3 Visual Resources on page \*\*. These stands of trees are an important visual resource and provide a welcome diversion from the concrete and asphalt that dominate the urban landscape. While this policy is aimed at the preservation of all types of significant stands of trees, some eucalyptus trees must be removed as part of policies contained in the Habitat Conservation Plan. Where a conflict occurs between habitat conservation policies and this policy, the habitat policies should be paramount. In order to implement this policy, a program for tree preservation has been proposed that will regulate the

removal and replacement of significant stands of trees.

## **Vegetation and Wildlife**

### **Objective 11: Maintain and enhance rare and endangered species habitat**

**Policy 11.1:** Continue to actively participate in the San Bruno Mountain Habitat Conservation Plan and agreement.

The Habitat Conservation Plan has been successful in protecting rare and endangered species and their habitat on San Bruno Mountain. The plan requires the dedication of open space areas in development adjacent to the plan area and contributions for the maintenance and enhancement of rare and endangered species habitat. Along with the cities of Brisbane, South San Francisco, San Mateo County and landowners, the City has actively participated in the HCP agreement. The City's role is evidenced by the dedication of open space and requirement of mitigations for habitat preservation included in the approval of the Pointe Pacific and Village in the Park developments. In addition, this policy is in accord with Policy 10.6 of the Land Use Element which states that the City should continue to recognize the importance of the Plan, uphold the integrity of the concepts of the plan and respect the agreements that implement the plan.

### **Objective 12: Preserve environmentally sensitive habitat**

**Policy 12.1:** Impose strict regulations on development in areas that have been identified as environmentally sensitive habitat.

Areas that have been identified as environmentally sensitive habitat include the San Bruno Mountain Habitat Conservation Plan area and the Daisaku Ikeda Canyon and Mussel Rock areas along the coast. Development within the boundaries of the HCP is governed by the HCP agreement and must provide specific mitigations for the preservation and enhancement of sensitive habitat areas. The Coastal Area is regulated by the Sensitive Habitat policies contained in the Coastal Element. These policies promote the protection, maintenance, and enhancement of plant and animal habitat as well as the introduction of additional native vegetative species in these areas. Policy 11.1 speaks towards the City's continuing participation in the HCP agreement, while the emphasis of this policy is towards promoting the revitalization and preservation of environmentally sensitive habitat areas along the coastline.





## Cultural Resources

### Objective 13: Preserve community character

*Policy 13.1: Incorporate design features in new development that reflect the character of the neighborhood, to ensure that new construction is compatible with existing development.*

Existing neighborhoods in Daly City have distinct features which are associated with the design and location of the buildings located there. In the older areas of the City, the use of bay windows, stucco facades, spanish tile and varied rooflines are characteristic of most of the residential structures as well as commercial structures along Mission Street. It is important that the design of new structures take into consideration the importance of these design features in the identity of these neighborhoods. Therefore, all new development in these areas should incorporate design features which are compatible with those of the existing structures to ensure that neighborhood identity is preserved.

*Policy 13.2: Create a Design Review Committee to function as an independent body to review building design and architectural compatibility.*

To ensure high quality design in the City, a Design Review Committee should be created to oversee design considerations in new development. The City currently has design review authority over projects reviewed by the Planning Commission and City Council (discretionary projects), projects within the Sullivan Corridor and projects within the Redevelopment area. The formation of a Design Review Committee would establish consistency in the review of projects for building design and architectural compatibility with existing development. This would also allow the City to require design review for non-discretionary projects such as rear additions in single family neighborhoods.

### Objective 14: Identify and preserve sites of historical and archaeological significance

*Policy 14.1: Identify properties eligible for inclusion in the National Register of Historic Properties.*

The Mission Street corridor played a significant role in the early development of Daly City. In the 1800s, Mission Street was known for its hotels, restaurants and gaming halls. Then in the early 1900s, people leaving San Francisco in the aftermath of the earthquake, travelled down Mission Street to John Dalys farm. It maybe possible that several buildings on Mission Street are eligible for inclusion in the Nation Register of Historic Properties. The City should make every effort to identify these properties and consult with the State Historic Preservation Officer on their potential for listing.

*Policy 14.2: An archaeologist shall be consulted if evidence of significant archaeological artifacts are uncovered during new construction.*

Oholone Indians were the first inhabitants of the Daly City area. They lived along Colma Creek and the Mussel Rock coastal area. In 1977, during the excavation of the Mussel Rock area to construct the waste transfer station, significant Oholone artifacts were uncovered. The recording of these artifacts presented the greatest collection of artifacts in San Mateo County. The discovery of these artifacts was an important event for all of Daly Citys residents. Policy 10.2 of the Land Use Element calls the preservation of archaeological resources where possible. This policy goes one step further by requiring that an archaeologist be consulted if evidence of archaeological artifacts are uncovered during new construction. This will provide for the continued preservation of archaeological resources.

## Energy

### Objective 15: Promote Energy Conservation

*Policy 15.1: Encourage the development of a curbside recycling program in the City.*

Curbside recycling programs are important contributors to reduction in energy consumption and the need for solid waste disposal sites. In addition, they provide local residents with job opportunities. Recently, two bills (AB-3298 and SB-2311) were introduced in the state legislature which would require Cities and Counties to designate a Recycling Coordinator; develop a recycling and waste reduction plan; prepare a waste characterization study and establish a recycling goal. One bill called for a goal of twenty percent, while the second bill called for an initial goal of twenty-five percent, and up to fifty percent in a few years. Both bills would establish penalties for non-compliance. In addition, both bills contained exceptions for local agencies if the local agencies could demonstrate that the plan was not feasible due to the small size of the local agency or if the plan was not feasible due to the small quantity of solid waste generated within the jurisdiction. Neither bill, however, was voted into law. It is anticipated that AB-3298 will be reintroduced with minor changes in January 1989. In light of this, the City should continue discussions with local scavenger and recycling companies to develop a curbside recycling program in the City, in anticipation of the passage of a recycling bill. A typical curbside program would include the collection of cardboard, newspaper, glass containers, plastic containers, tin cans and aluminum cans. The program could also be coordinated with local garbage collection scheduling, to increase public participation.



# 6 *Resource Management Programs*

## **Current Programs for Resource Management**

### **Resource Protection Combining District**

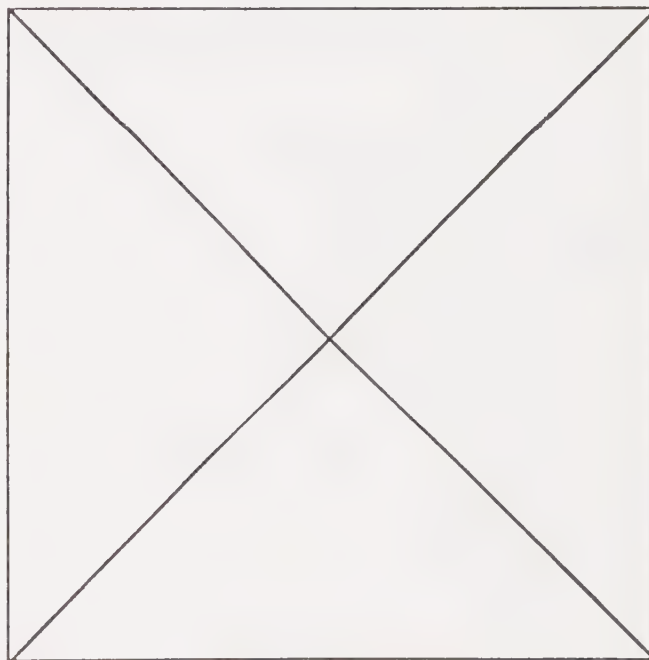
The Resource Protection Combining District may be used in conjunction with an underlying zoning district classification such as R-1 Single Family Residential or OS Open Space. The intent of the District is to ensure that the character and intensity of development does not create adverse impacts on sensitive resources or geotechnically hazardous areas. The District outlines specific regulations for the preservation of designated open space areas and the creation of buffer zones between designated open space areas and development. The Resource Protection Combining District is currently used only in conjunction with the R-1 single family residential zoning district for those properties directly fronting coastal bluffs. The district requires that a Use Permit be acquired prior to any construction within the zone and prohibits construction within fifty feet of a bluff, on a slope greater than thirty percent or where the vertical relief is ten feet or greater. Additional District regulations prohibit grading or filling operations except for those required as drainage and erosion control measures and the provision for permanent vista corridors of at least five feet or fifteen percent of the lot, whichever is greater.

### **S-1 Design Review Combining District**

The S-1 Design Review Combining District may be used in conjunction with any underlying zoning district classification. The intent of the District is to create, preserve, and enhance areas of unusual civic significance. The District requires that special design treatment and consideration of the aesthetic and functional relationships of the surrounding development, be applied in these areas. The S-1 Design Review Combining District is most prevalent in the Civic Center/Sullivan Corridor area and is used in conjunction with both residential and commercial zoning districts in this area. The District requires that each project be reviewed by the City Planner to determine the consistency of the project with the requirements of the District. If the City Planner determines that the project is consistent and does not require further consideration by the Planning Commission, the City Planner refers the project directly to the City Council for their review.

### **San Bruno Mountain Habitat Conservation Plan**

The Habitat Conservation Plan (HCP) was prepared to protect endangered species habitat, while allowing limited development on portions of San Bruno Mountain. The intent of the HCP is to preserve the endangered species located on the mountain and their habitat. As a requirement of the HCP, Daly City entered into an agreement with federal, state and local agencies as well as participating land owners and developers, to implement the policies contained in the HCP. The HCP contains specific mitigation measures that must be incorporated into developments within HCP boundaries, including: plans for the reclamation of lands which are to be graded; the payment of a fee to San Mateo County to operate the HCP; a ban on pesticide spraying; the designation of a buffer area; and the construction of a habitat fence to separate developed and undeveloped areas.



### **Water Conservation Program**

Daly City instituted a water conservation program in the summer of 1986. The program was promoted to reduce demand on the wastewater treatment plant which had reached capacity at that time. The City distributed to residents water conservation kits, which included shower-flow restrictors, water displacement bags for toilets, and dye tablets to identify toilet leaks. In addition to the kits, a public awareness program was also part of the effort, and brochures, posters and buttons were also distributed. This effort was re-established in the summer of 1988 in response to





the water shortage and mandatory requirements for conservation instituted by the City of San Francisco from whom the City purchases 55% of its water supply. The 1986 program, however, was not very effective in reducing water use. The limited effectiveness of the program may have resulted from the fact that the effort was not directly related to a limited water supply, but rather to reduce flows to the wastewater treatment plant. Two factors would have resulted in a more successful program. 1) A greater perceived need to conserve water; and 2) a more comprehensive program which would limit all types of water use including the washing of cars and the watering of lawns.

## Proposed Programs for Resource Management

### Program 1. Park-in-Lieu Fee Area Designation

*Objective:* Maintenance and expansion of park facilities

*Responsible Agency:* Dept. of Economic and Community Development, Planning Division, Parks and Recreation Department, Parks Division

*Time Frame:* 1989

*Funding Source:* General Fund

*Activity:*

Under the provisions of the Subdivision Map Act, the City can require that developers of new subdivisions dedicate land for development of a park or pay a fee in-lieu of that dedication. The Map Act requires that the money that has to be paid in-lieu of the parkland be used for purposes of maintaining or expanding park facilities that can be used by residents of the new subdivision or for parks that serve the entire city. In addition, the Map Act allows municipalities to require higher fees for those areas determined to be deficient in park facilities. This plan will develop specific criteria as to how, when and where the City will use parkland or in-lieu fees dedicated as part of a new subdivision. As part of the plan, specific areas could be designated for the use of in-lieu fees or for parkland dedication.

### Program 2. Landscaping Design

*Objective:* Increased landscaping, water conservation

*Responsible Agencies:* Dept. of Economic and Community Development, Department of Parks and Recreation, and Department of Water/Wastewater Resources

*Time Frame:* 1989-90

*Funding Source:* General Fund, Lighting and Landscaping Assessment District

*Activity:*

Landscaping is an important part of the urban environment. It provides small green patches in

areas dominated by structures and paved areas. In the past, small lots and high land costs have resulted dense development patterns that have limited amounts of landscaping. Often the landscaping that has been provided has been inadequate and poorly designed. Changes in land use practices, and the advent of Planned Developments have resulted in an increase in landscaped areas and dedicated open space areas as part of new development. In order to further this practice, and to ensure that the landscaping that is provided is appropriately designed, a landscaping design ordinance should be prepared. The ordinance should specify minimum design standards which regulate the type and amount of landscaping to be provided as part of new development. The design standards should take into account the differences in land use patterns in the different areas in Daly City, to adequately assess the needs of each specific area.

### Program 3. Design Review Ordinance

*Objective:* Higher quality design

*Responsible Agencies:* Dept. of Economic and Community Development, Planning division, City Attorney

*Time Frame:* 1989-90

*Funding Source:* General Fund

*Activity:*

Design review has been required for new development as either conditions of approval or in areas with a S-1 Design Review Combining District zoning overlay. Design review is currently handled by committees assigned by the Mayor and only three areas in the City, the Redevelopment Areas on Junipero Serra Boulevard and Mission Street and the Sullivan Corridor Specific Plan area, have specific guidelines for design review. The preparation of a specific ordinance for regulating design review procedures should be enacted to ensure high quality design not only in specific areas, but throughout the entire City. The ordinance would create specific criteria for design review, create a design review committee and develop a fee structure for design review projects which are not part of a discretionary review procedure.

### Program 4. Historic Preservation

*Objective:* Preservation of Historic Resources

*Responsible Agency:* Dept. of Economic and Community Development

*Time Frame:* 1989-1990

*Funding Source:* General Fund and State funds

*Activity:*

The National Register of Historic Places is the official list of the nations cultural resources. The National Register outlines specific criteria which have to be met before a place or structure can be listed on the Register. As part of environmental



review procedures for projects using Federal funds, the determination has to be made, through consulting the State Historic Preservation Officer, if the property or structure is eligible for the National Register. The State Office of Historic Preservation recommends that cities conduct a survey to inventory historic resources in the community in order to identify properties eligible for the National Register. The City should design and implement this survey to determine which structures are eligible for inclusion in the National Register, so whenever an environmental assessment is prepared for a project using Federal funds, the State Historic Preservation Officer does not need to be consulted. The Mission Street area is a prime location for this survey, since a considerable amount of redevelopment is occurring in this area, one of the oldest areas in the City.

#### **Program 5. Tree Preservation**

*Objective:* Preserve significant and mature trees  
*Responsible Agencies:* Dept. of Economic and Community Development and Dept. of Parks and Recreation  
*Time Frame:* 1989-90  
*Funding Source:* General Fund  
*Activity:*

As indicated in the assessment of natural resources in the City, significant stands of mature trees are located throughout the City in developed as well as undeveloped areas. In order to preserve these trees, a tree preservation ordinance should be prepared which outlines specific criteria for the identification, preservation and replacement of significant trees. The ordinance should take into account the size of the tree, its age and contain regulations with regards to removal of trees as well as the replacement of trees that are removed.

#### **Program 6. Wastewater Reclamation Survey**

*Objective:* Assess residents attitudes towards the use of reclaimed wastewater  
*Responsible Agencies:* Dept. of Economic and Community Development and Dept. of Water and Wastewater Resources  
*Time Frame:* 1990  
*Funding Source:* General Fund  
*Activity:*

The purpose of the survey is to assess Daly City residents attitudes towards the use of reclaimed wastewater for irrigation purposes. The use of reclaimed wastewater will result in the conservation of potable water for domestic use. In addition, the use of reclaimed wastewater for irrigation purposes will contribute to an increase in overall water supply. The Department of Economic and Community Development and Depart-

ment of Water and Wastewater Resources should work together to design a survey which would determine if the majority of Daly City residents are either for or against the use of reclaimed wastewater for irrigation purposes. In addition the survey would also determine what uses of reclaimed wastewater are appropriate.

#### **Program 7. Water Master Plan**

*Objective:* Provide water service to an increasing population  
*Responsible Agency:* Department of Water and Wastewater Resources  
*Time Frame:* 1988-1989  
*Funding Source:* General Fund  
*Activity:*

The preparation of a 20 year Water Master Plan for Daly City has been proposed in order for the City to determine the means by which it can provide adequate water service throughout the City service area. The Water Master Plan should contain, but not be limited to, the following: a phased list and map of additions to the water system which will be needed to eliminate any existing deficiencies or to accommodate planned development in the City; a discussion of alternatives available to finance the identified distribution system improvements; a review of the existing source, supply and distribution components of the water system; and an analysis of future water requirements versus future supply availability.

#### **Program 8. Park System Analysis and Master Plan**

*Objective:* Address existing and future park needs  
*Responsible Agency:* Department of Parks and Recreation  
*Time Frame:* 1989-1990  
*Funding Source:* General Fund  
*Activity:*

The preparation of a Parks and Recreation Analysis and Master Plan is proposed to address existing and future opportunities for parks and recreational services for the City. Envisioned as a ten year plan, the Master Plan is to be a comprehensive document that will include a format for the planning, selection, dedication and funding of future park land in the City. A park system analysis would inventory existing park sites and outline future needs of the current park space. The proposed Master Plan will focus on the planning for new sites or expanding and/or improving existing sites. In addition, the Master Plan would allow priorities to be adopted and that individual park site locations and development plans be determined at the time the acquisition and development process begins.





## Appendix A

### Environmentally Sensitive Habitat – Coastal Zone

#### DAISAKU IKEDA CANYON

<u>Latin Name</u>	<u>Common Name</u>	<u>Native (N) or Introduced</u>	<u>Observed Frequency</u>
Lupinus arboreus	Yellow bush lupine	N	A
Eriophyllum staechadifolium	Lizard tail	I	A
Scrophluaria californica	Bee plant	N	A
Anaphalis margaritacea	Pearly everlasting	N	L
Gnaphalium species (2 types)	Cudweed		L
Epilobium franciscanum	Willow herb	N	A
Matricaria matricariodes	Pineapple weed	I	A
Stachys species	Hedge nettle	I	L
Brassica species	Wild Mustard	I	A
Raphinus sativus	Wild radish	I	A
Melilotus indica	Yellow sweet clover	I	A
Heracleum lanatum	Cow parsnip	N	A
Erigeron glaucus	Seaside daisy	N	L
Cirsium species	Thistle		S
Baccharis pilularis	Coyote bush	N	L
Artemesia californica	Sagebrush	N	L
Mesembryanthemum edule	Hottentot fig	I	L
Mesembryanthemum chilense	Sea fig		L
Achillea millefolium	White yarrow	I	A
Castilleja species	Indian Paintbrush		S
Vicia species (3 types)	Vetch		A
Gallium species	Bedstraw		L
Geranium species	Storkebill, cranebill	I	L
Lobularia maritima	Sweet alyssum	I	L
Anagallis arvensis	Scarlet pimpernel	I	L
Solanum species	Nightshade		A
Rubus species	Blackberry	N	A
Senecio elegans		I	S
Sidalcea species	Checkerbloom		L

#### Observed frequency:

A= Abundant

L= Common but localized

S= Scattered and infrequent

Note: Frequency categories are included to give a rough idea of relative abundance; however, this will vary according to time of year and general environmental conditions.



## MUSSEL ROCK CANYON

<u>Latin Name</u>	<u>Common Name</u>	<u>Native (N) or Introduced</u>	<u>Observed Frequency</u>
Lupinus arboreus	Yellow bush lupine	N	A
Eriophyllum staechadifolium	Lizard tail	I	A
Scrophluaria californica	Bee plant	N	A
Anaphalis margaritacea	Pearly everlasting	N	S
Gnaphalium species (2 types)	Cudweed		S
Epilobium franciscanum	Willow herb	N	L
Stachys species	Hedge nettle	I	L
Brassica species	Wild Mustard	I	A
Raphinus sativus	Wild radish	I	A
Melilotus indica	Yellow sweet clover	I	L
Heracleum lanatum	Cow parsnip	N	A
Erigeron glaucus	Seaside daisy	N	L
Baccharis pilularis	Coyote bush	N	A
Castilleja species	Indian Paintbrush		S
Artemesia californica	Sagebrush	N	L
Vicia species (3 types)	Vetch		A
Geranium species	Storksbill, cranebill	I	L
Lobularia maritima	Sweet alyssum	I	A
Anagallis arvenis	Scarlet pimpernel	I	A
Solanum species	Nightshade		A
Rubus species	Blackberry	N	A
Sidalcea species	Checkerbloom		L
Cotula coronopifolia	Brass buttons	I	L
Potentilla egedei	Silverweed	N	L
Mimulus auranticus	Bush monkey-flower	N	S
Mimulus guttatus	Common monkey-flower	N	S
Linocera involucreta	Twinberry	N	S
Conium maculatum	Poison hemlock	I	A
Lotus corniculatus	Bird's foot trefoil	I	S
Satureja douglasii	Yerba buena	N	A
Amsinckia spectabilis	Coast fiddleneck	N	S
Sanicula crassicaulis	Pacific sanicle	N	L
Solanum species	Nightshade		A
Ribes species	Currants		S
Achillea millefolium	Common yarrow	I	A
Lathyrus species	Beach pea		S
Senecio milcanioides	German Ivy	I	L
Dudleya caespitosa	Live forever	N	L
Helenium bolanderi	Sneezeweed	N	S
Phacelia malvifolia	Stinging phacelia	N	S
Equisetum species	Horsetail		S
Myrica californica	Wax myrtle	N	A
Rhus toxicodendron	Poison oak	N	A
Cortaderia argentea	Panpas grass	I	L
Salix species	Willow		

**Observed frequency:**

A= Abundant

L= Common but localized

S= Scattered and infrequent

Note: Frequency categories are included to give a rough idea of relative abundance; however, this will vary according to time of year and general environmental conditions.

Source: Daly City Coastal Plan, City of Daly City, March 1984





## Appendix B

### Environmentally Sensitive Habitat – San Bruno Mountain

#### RARE, ENDANGERED/ENDEMIC AND RANGE LIMIT PLANTS

<u>Latin Name</u>	<u>Common Name</u>	<u>CNPS Code R-E-V-D</u>	<u>Observed Frequency</u>
Maianthemum dilatatum	False Lily of the Valley		Rare
Allocarya chorisiana			Rare
Sambucus callicarpa	Red elderberry		Rare
Silene scouleri			Rare
Silene verecunda		2-2-1-3	Rare
Chrysopsis villosa	Golden Aster		Frequent
Cirsium quercetorum	Brownie Thistle		Occasional
Grindelia maritima	Steyermark	3-3-3-3	Rare
Helianthella castanea		2-2-1-3	Rare
Layia hieracioides			Frequent
Pentachaeta bellidiflora		2-2-1-3	Rare
Senecio aronicoides	Butterweed		Frequent
Tanacetum camphoratum	Dune Tansy	2-2-2-3	Rare
Arabis blepharaphylla	Coast Rock Cress	1-2-2-3	Frequent
Erysimum franciscanum	Franciscan Wallflower	1-2-2-3	Occasional
Arctostaphylos imbricata	Manzanita	3-3-3-3	Occasional
Arctostaphylos montaraensis	Montara Manzanita	2-1-1-3	Rare
Arctostaphylos pacifica		3-3-3-3	Rare
Arctostaphylos uva-ursi	Bear-berry		Occasional
Vaccinium arbuscula	Huckleberry		Rare
Lathyrus vestitus	Pacific Pea		Common
Clarkia rubicunda	Farewell-to-Spring		Frequent
Chorizanthe pungens	Spine-flower		Rare
Grossularia leptosma	Bay/Canyon Gooseberry		
Castilleja franciscana	Franciscan Paint Brush		Occasional
Orthocarpus floribundus			Rare
Ligusticum appiifolium	Loveage	1-1-1-3	Occasional

#### CNPS R-E-V-D CODE

##### R (Rarity)

1. rare, but found in sufficient numbers and distributed widely enough that the potential for extinction or extirpation is low at this time.
2. occurrence confined to several populations or to one extended population
3. occurrence limited to one or a few highly restricted populations, or present in such small numbers that it is seldom reported.

##### E (Endangerment)

1. not endangered
2. endangered in a portion of its range
3. endangered throughout its range

##### V (Vigor)

1. increasing or stable in number
2. declining in number
3. approaching extinction or extirpation

##### D (Distribution)

1. more or less widespread outside of California
2. rare outside of California
3. endemic to California



## INSECT HOST PLANTS

### Plants - Larval Food

1. Plantago erecta - larval food plant for the Bay Checkerspot
2. Sedum spathulifolium - larval food plant for the San Bruno Elfin
3. Lupinus albifrons - larval food plant for the Mission Blue
4. Lupinus variicolor - larval food plant for the Mission Blue
5. Lupinus formosus - larval food plant for the Mission Blue
6. Viola pedunculata - larval food plant for the Callippe Silverspot
7. Lupinus arboreus - larval food plant for the Tree Lupine Moth
8. Orthocarpus densiflorus - larval food plant for the Bay Checkerspot

### Other Plants - Host Plant, Rare, Endemic and Range Limit

1. Lomatium utriculatum - host plant
2. Chrysopsis villosa - Golden Aster; range limit; host plant
3. Cirsium quercetorum - Brownie Thistle; range limit host plant
4. Eriogonum latifolium - Wild Buckwheat; host plant
5. Brodiaea pulchella - Blue dicks; host plant
6. Carduus species - host plants
7. Silybum marianum - Milk thistle; introduced host plant
8. Pteridium aquilinum - Braken Fern; host plant
9. Monardella villosa - Coyote Mint, Pennyroyal; host plant
10. Horkelia californica - California Horkelia; host plant
11. Scabiosa atropurpurea - Pincushion Plant; host plant

## RARE AND ENDANGERED WILDLIFE

### **Species of Concern**

<u>Common Name</u>	<u>Latin Name</u>
Mission Blue butterfly .....	Plebejus icariodes missionensis
Callippe Silverspot.....	Speyeria callippe callippe
San Bruno Elfin.....	Callophrys mossii bayensis
Bay Checkerspot .....	Euphydryas editha bayensis
San Francisco Garter Snake .....	Thamnophis sirtalis tetrataenia
Solitary Bee .....	Dufourea stagei
San Francisco Tree Lupine Moth.....	Grapholitha edwardsiana

Source: Adoption and implementation of San Bruno Mountain Habitat Conservation Plan Endangered Species Act Section 10a permit. Final EIR and EA, November 1982, County of San Mateo and US Dept. of the Interior.



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